

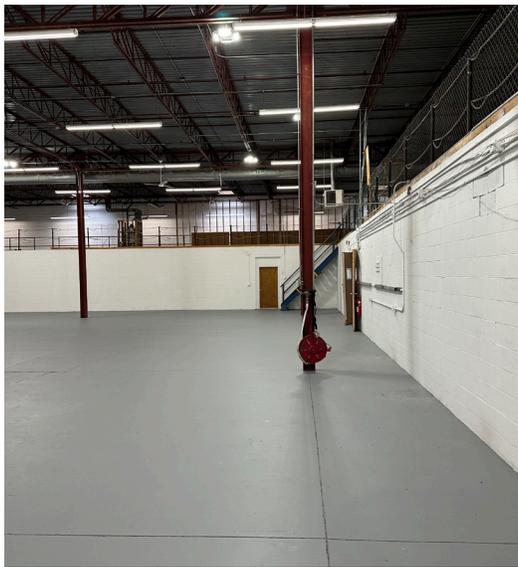
420

PEARL STREET

Malden, MA

11,831 SF & 18,881 SF
AVAILABLE FOR LEASE

INDUSTRIAL/FLEX/OFFICE



PROPERTY SPECIFICATIONS

PROPERTY TYPE: Industrial/Warehouse

AVAILABLE SF: Floor 1: 11,831 SF Warehouse
Floor 2: 18,881 SF Office

LAND: 3.76 acres

YEAR BUILT: 1987

ZONING: Industrial 1

PARKING: 65 Spaces

R.E. TAX: \$2.70/SF

CAM: \$3.82/SF

LEASE RATE: Negotiable

LOCATION: Less than 2 miles of Route I-93
Less than 1 mile from Orange Line

SIGNAGE: Building signage available

LOADING: One (1) Loading Dock

CEILING HEIGHT: 20' in Warehouse Area

HVAC: Fully Air Conditioned Office
Heated Warehouse

AIR CONDITIONING: Office/Flex Areas

SPRINKLERS: Wet Sprinkler System

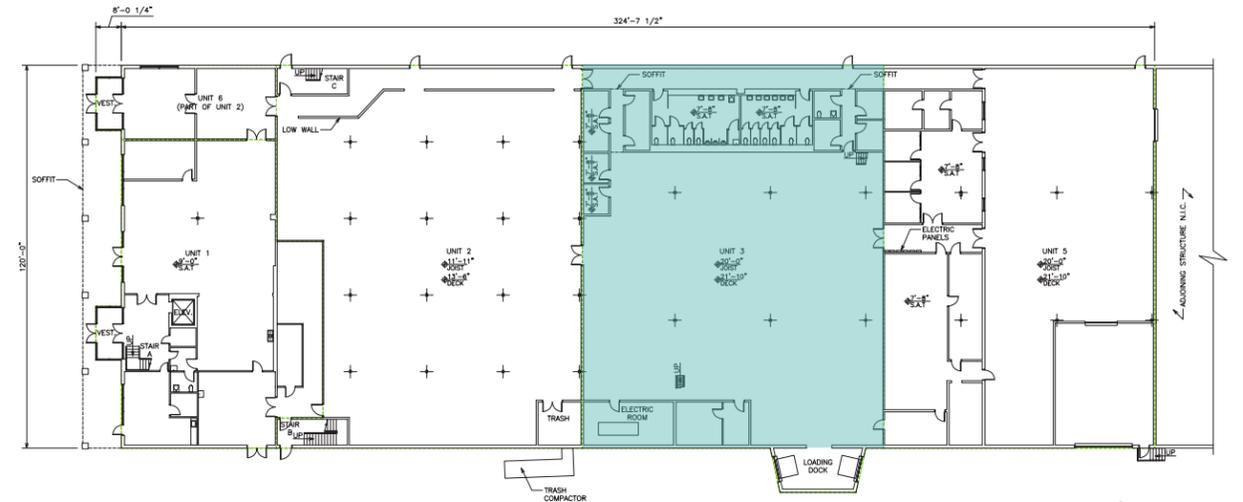
COLUMN SPACING: 30' w x 40' d

POWER: 3,000 amps; 480/277 volt; 3-phase

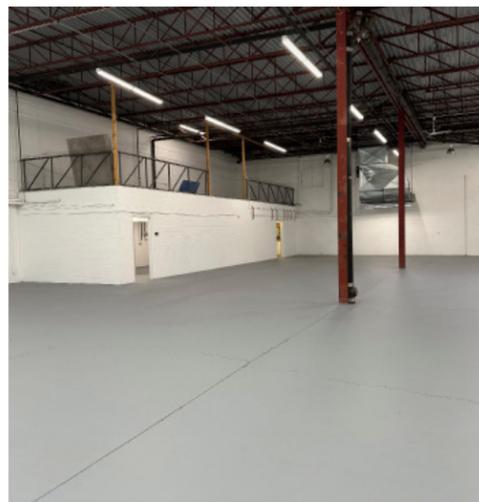
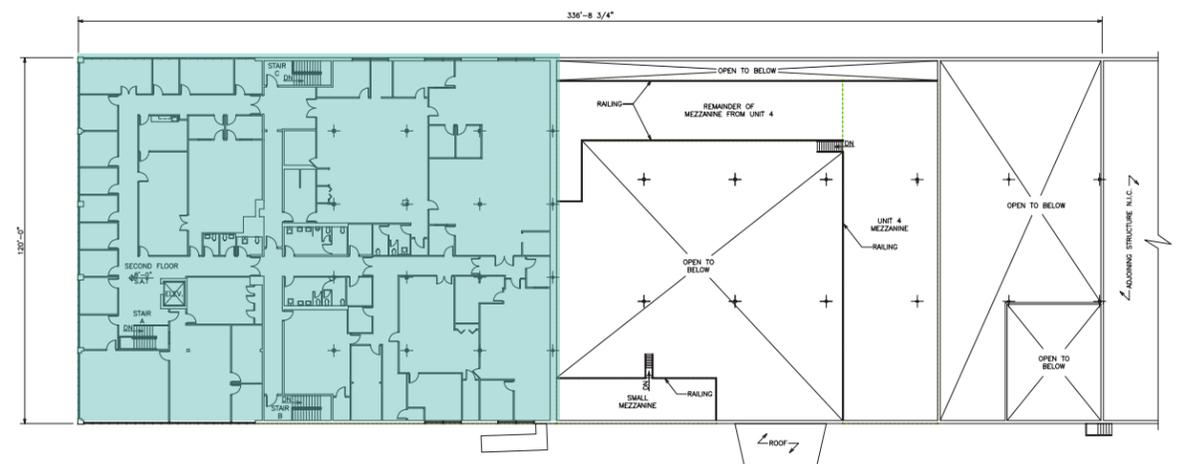
ROOF: Rubber Membrane

UTILITIES: Electricity: National Grid
Gas: National Grid
Water/Sewer: City of Malden

FIRST FLOOR 11,831 SF



SECOND FLOOR 18,881 SF



420 PEARL STREET

Malden, MA



CONTACT US TO ARRANGE A TOUR

TREY AGNEW

617.457.3363

tagnew@hunnemanre.com

MICHAEL ALLEN

617.457.3276

mallen@hunnemanre.com

TYLER EWING

617.457.3281

tewing@hunnemanre.com

@2025 Hunneman. All rights reserved. All information has been obtained from sources believed reliable but no warranty or representation is verified for accuracy or completeness. Caution and independent investigation of property and information should be verified. Reliance on this information is at your own risk.