

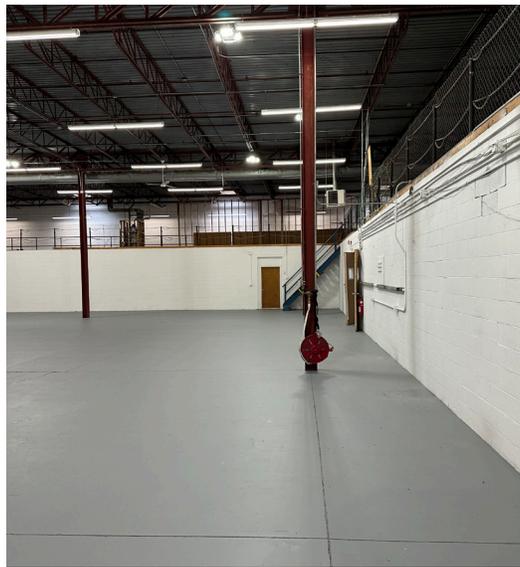
420

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

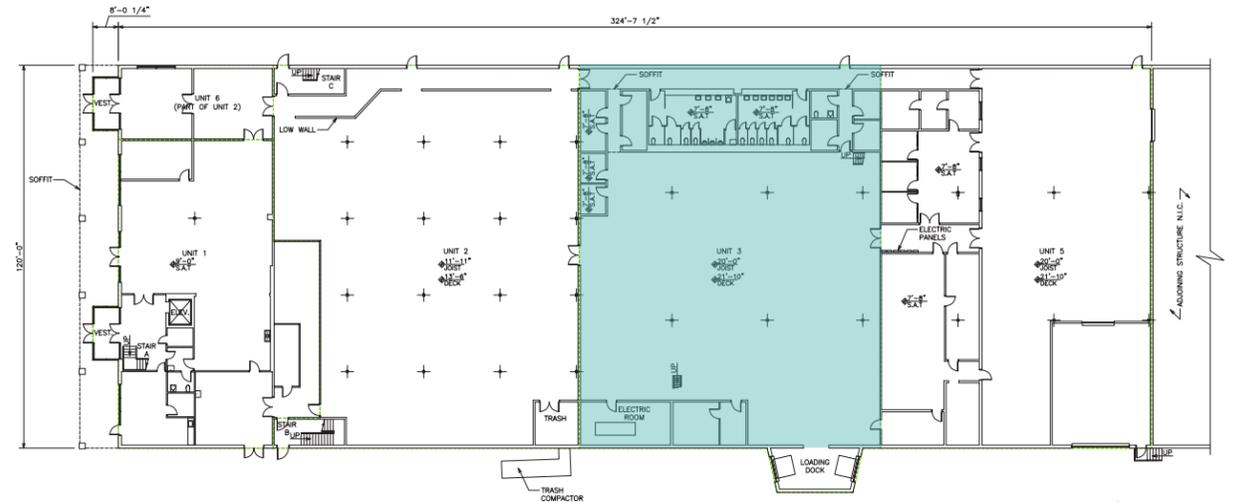
COLUMN SPACING: 30' w x 40' d

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

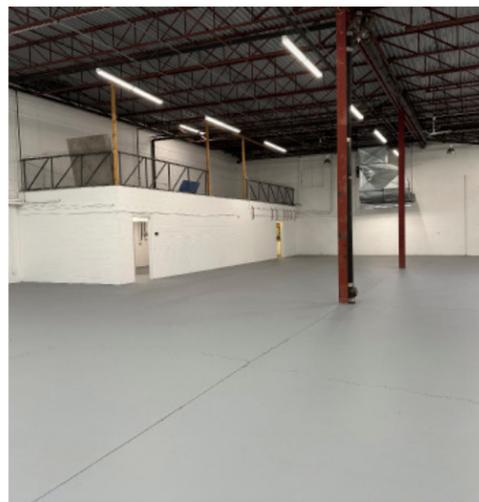
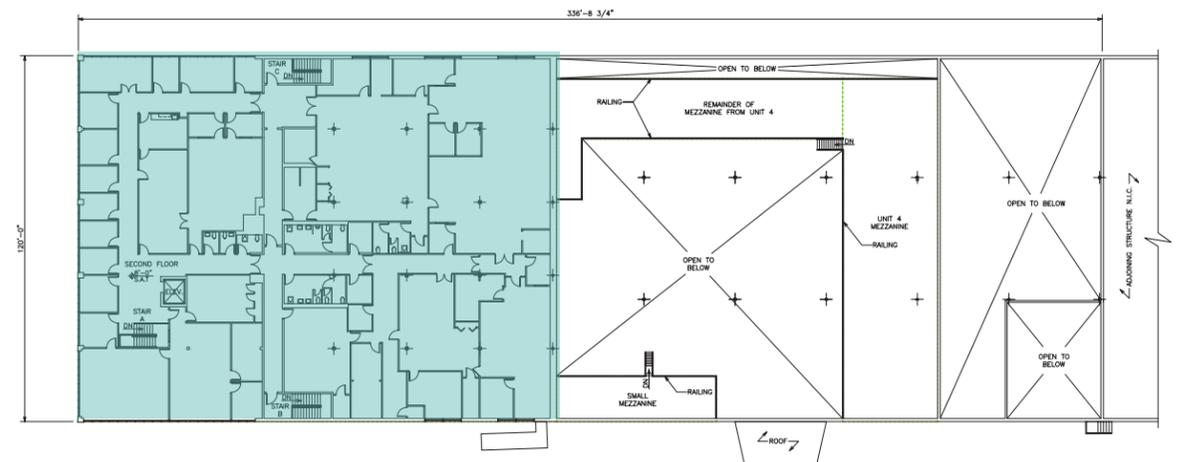
ROOF: Rubber Membrane

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



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