



420 PEARL STREET

Malden, MA



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

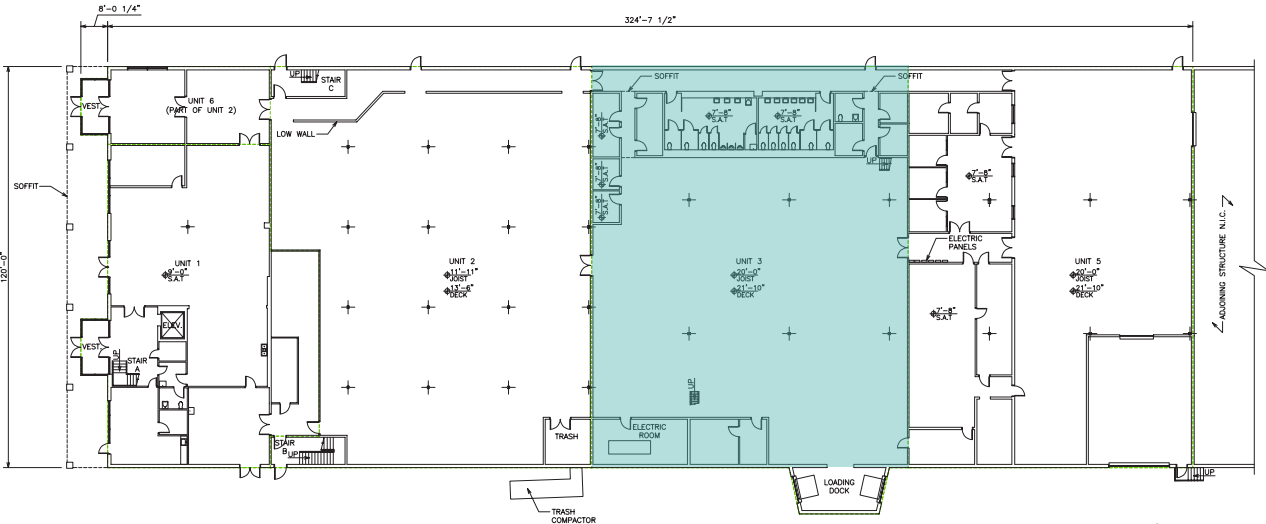
INDUSTRIAL/FLEX/OFFICE



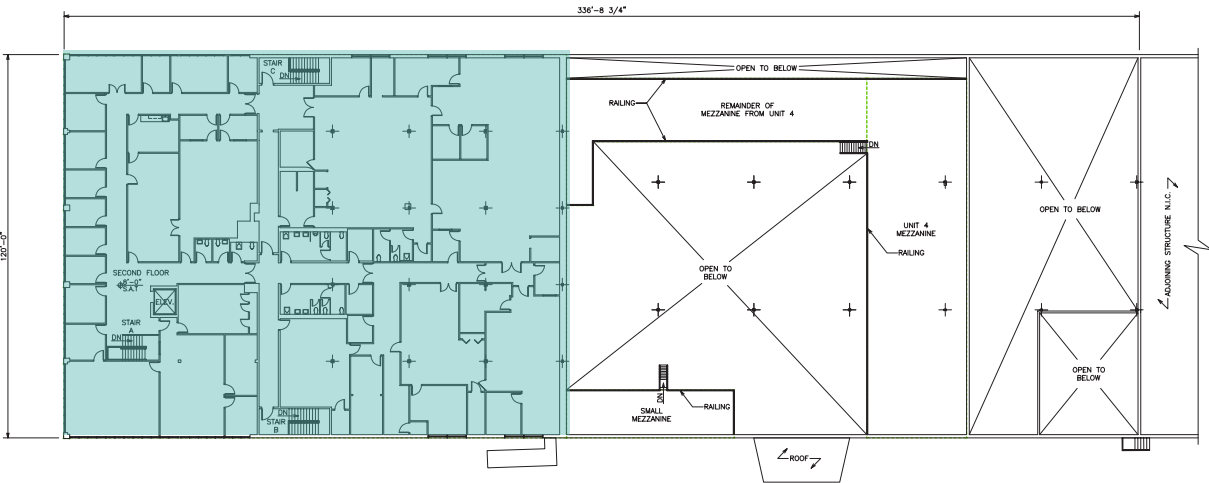
PROPERTY SPECIFICATIONS

PROPERTY TYPE:	Industrial/Warehouse	SIGNAGE:	Building signage available
AVAILABLE SF:	Floor 1: 11,831 SF Warehouse	LOADING:	One (1) Loading Dock
	Floor 2: 18,881 SF Office	CEILING HEIGHT:	20' in Warehouse Area
LAND:	3.76 acres	HVAC:	Fully Air Conditioned Office
YEAR BUILT:	1987		Heated Warehouse
ZONING:	Industrial 1	AIR CONDITIONING:	Office/Flex Areas
PARKING:	65 Spaces	SPRINKLERS:	Wet Sprinkler System
R.E. TAX:	\$2.70/SF	COLUMN SPACING:	30' w x 40' d
CAM:	\$3.82/SF	POWER:	3,000 amps; 480/277 volt; 3-phase
LEASE RATE:	Negotiable	ROOF:	Rubber Membrane
LOCATION:	Less than 2 miles of Route I-93	UTILITIES:	Electricity: National Grid
	Less than 1 mile from Orange Line		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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