

735 BROADWAY

MALDEN, MA

±25,000-94,095 SF AVAILABLE

BRAND NEW CONSTRUCTION URBAN INFILL LOCATION



SUBDIVIDABLE

DPH

PM Pugh
Management

CBRE

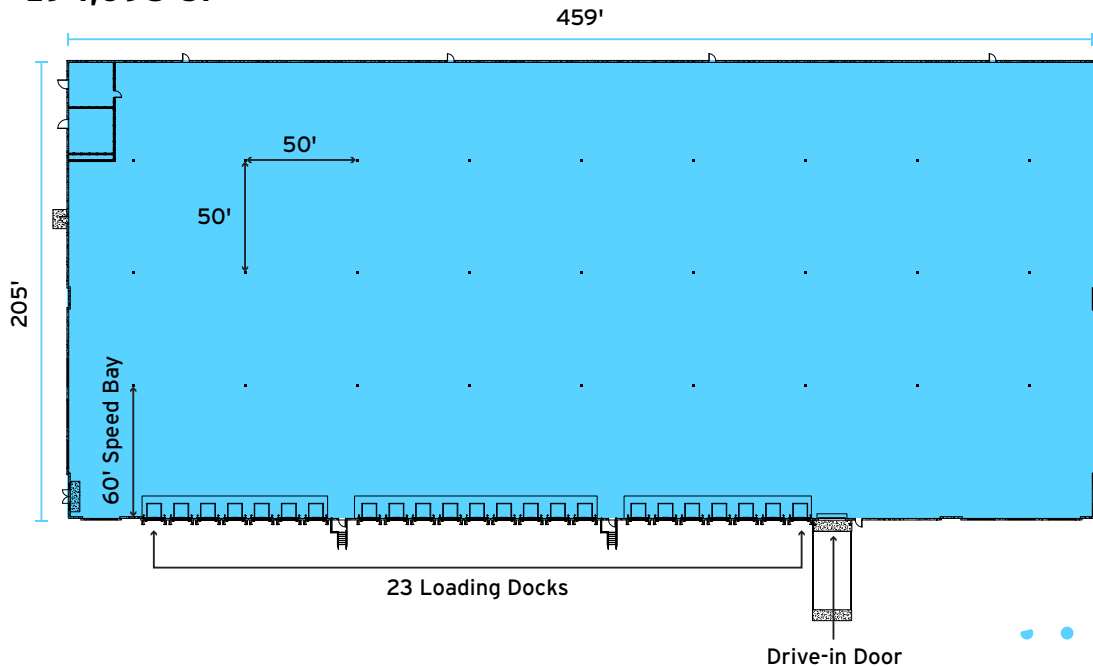
PROPERTY OVERVIEW

TILT-UP CONSTRUCTION



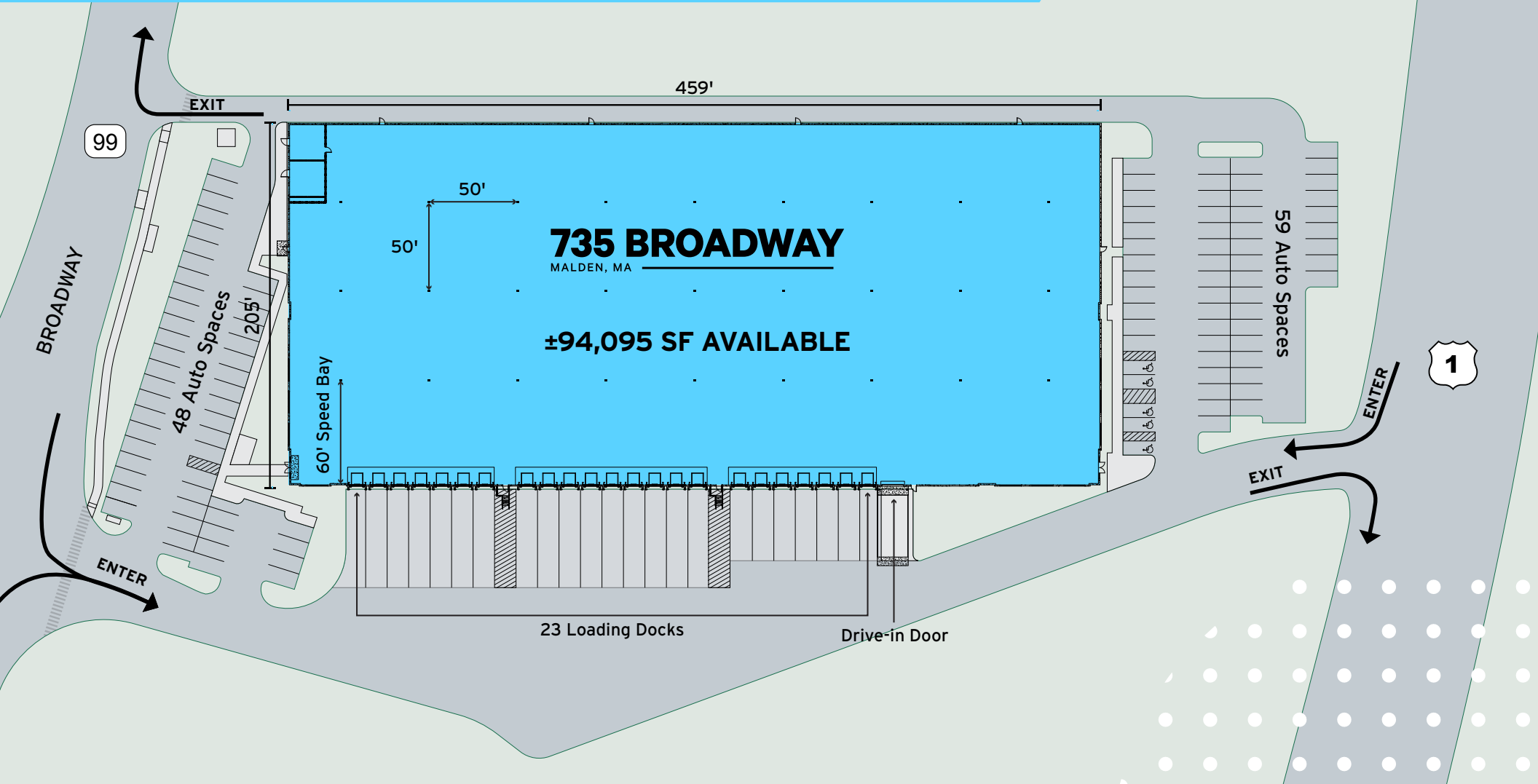
FLOOR PLAN

±94,095 SF



Building SF	± 25,000-94,095 SF (Ability to subdivide)
Warehouse	±94,095 SF
Office	BTS
Acreage	±4.69 Acres
Clear Height	32'
Column Spacing	50' x 50' with 60' Speed Bay
Loading	23 Loading Docks 1 Drive-in Door
Power	2,000 amps, 480 volt, 3-phase, 4 wire
Parking	107 Spaces
Lighting	LED
Sprinklers	ESFR with Diesel Pump
Floor Slab	7" Unreinforced Concrete Slab
HVAC	Warehouse: 100% Heated (RTU's) Office: BTS
Truck Court Depths	140'
Building Dimension	205' x 459'
Construction	Tilt-Up Construction
Roof	60 Mil Tpo
Utilities	
Water/Sewer	City of Malden
Gas	National Grid
Electric	National Grid

SITE PLAN



 **7**
MILES TO
BOSTON

 **107**
PARKING
SPACES

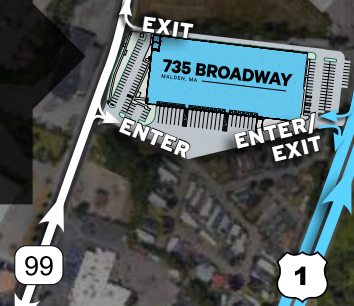
 **2,000**
AMPS

 **SUBDIVIDABLE**

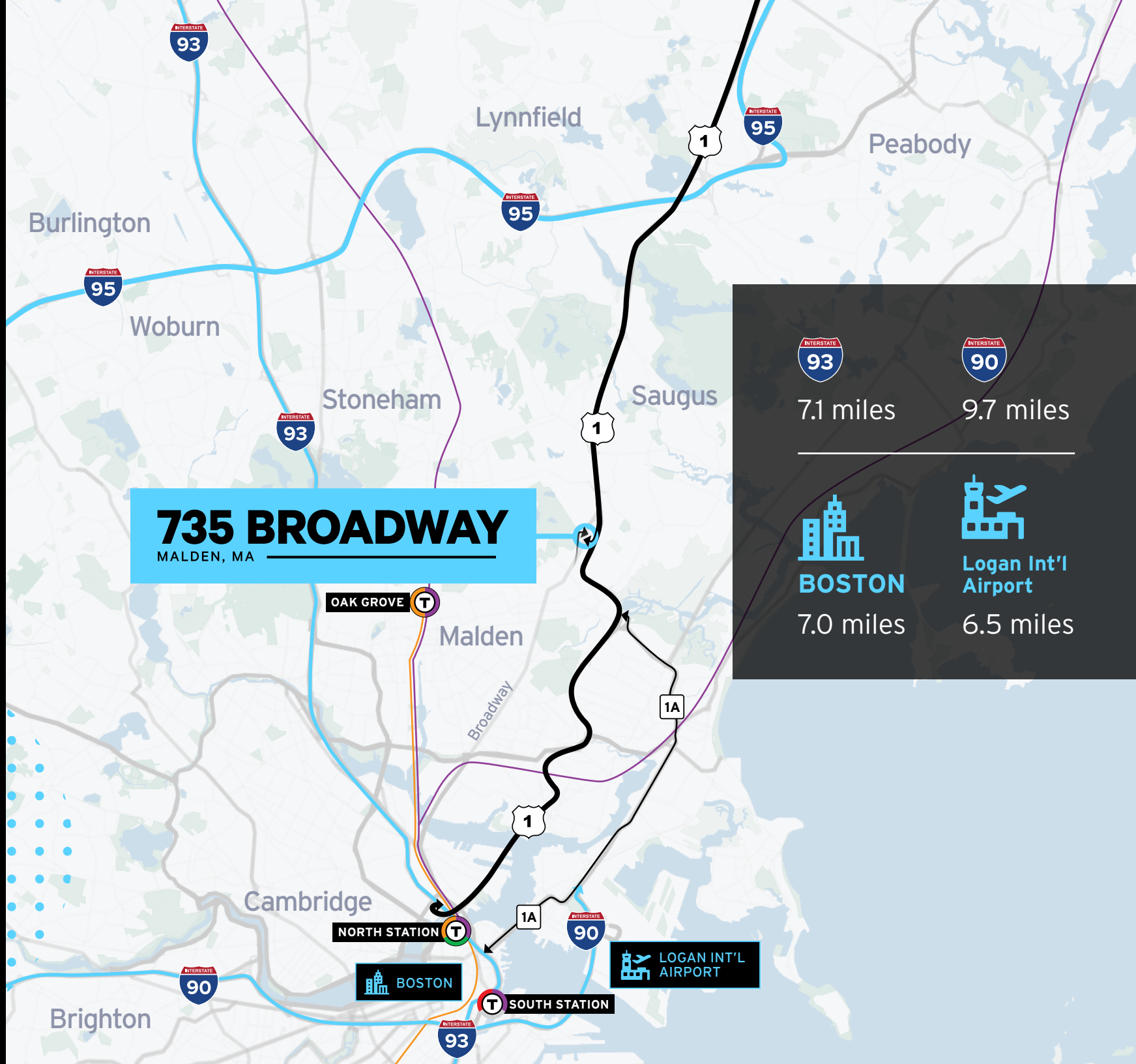
SITE ACCESS

Route 99 Access Leads Directly to Route 1 North & South

Direct Access to & from Route 1 South



REGIONAL ACCESS



SOUTH STATION



BOSTON



NORTH STATION



LOGAN AIRPORT

1A

1

Encore
BOSTON HARBOR

INTERSTATE
93



OAK GROVE



BOSTON

11 minutes via Route 1



Logan
International
Airport

12 minutes

2024 Population Demographics

3-MILE RADIUS

224k population
84k households
\$100k median household income

5-MILE RADIUS

508k population
194k households
\$90k median household income

10-MILE RADIUS

1.65M population
669k households
\$105k median household income

Overlook Ridge

735 BROADWAY

MALDEN, MA

URBAN ACCESS





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MALDEN, MA

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