

735 BROADWAY

MALDEN, MA

±15,476-36,184 SF AVAILABLE
NEW CONSTRUCTION URBAN INFILL LOCATION



SUBDIVIDABLE



PM Pugh Management

CBRE

PROPERTY OVERVIEW

TILT-UP CONSTRUCTION

 **32'** CLEAR HEIGHT

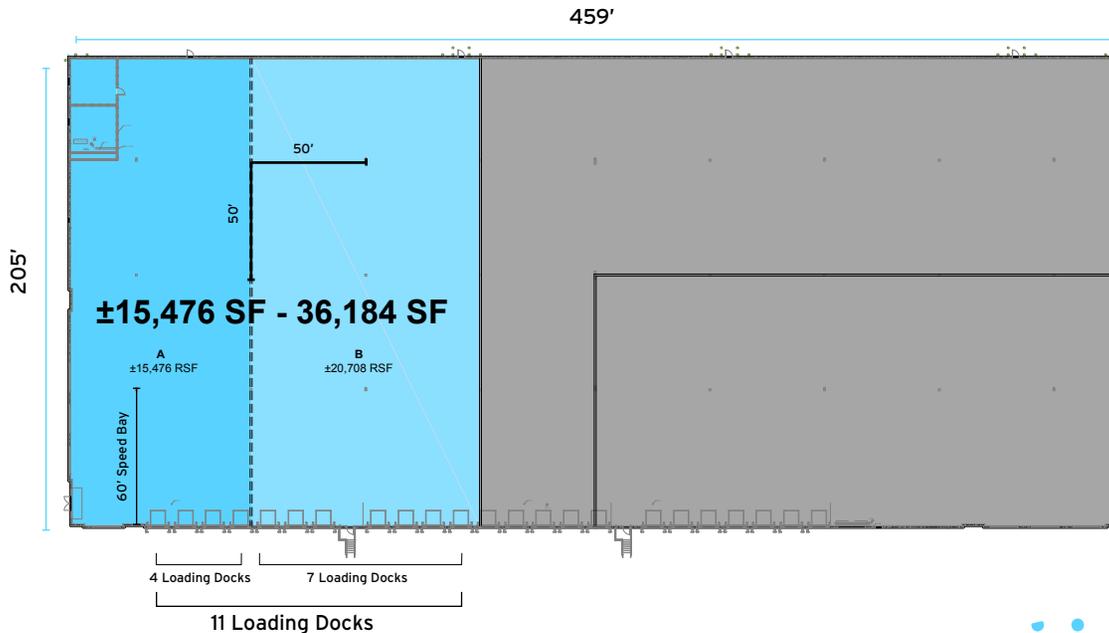
 **11** LOADING DOCKS

 **43** PARKING SPACES

 **7** MILES TO BOSTON

FLOOR PLAN

36,184 SF



Building SF	±94,028
Available SF	±15,476 - 36,184 SF (Ability to subdivide)
Warehouse	±36,184 SF
Office	BTS

Year Built 2023

Acreage ±4.69 Acres

Clear Height 32'

Column Spacing 50' x 50' with 60' Speed Bay

Loading 11 Loading Docks

Power 2,000 amps, 480 volt, 3-phase, 4 wire
(To the Building)

Parking ±1.04/1,000 SF

Lighting LED

Sprinklers ESFR with Diesel Pump

Floor Slab 7" Unreinforced Concrete Slab

HVAC Warehouse: 100% Heated (RTU's)
Office: BTS

Truck Court Depth 140'

Building Dimension 205' x 459'

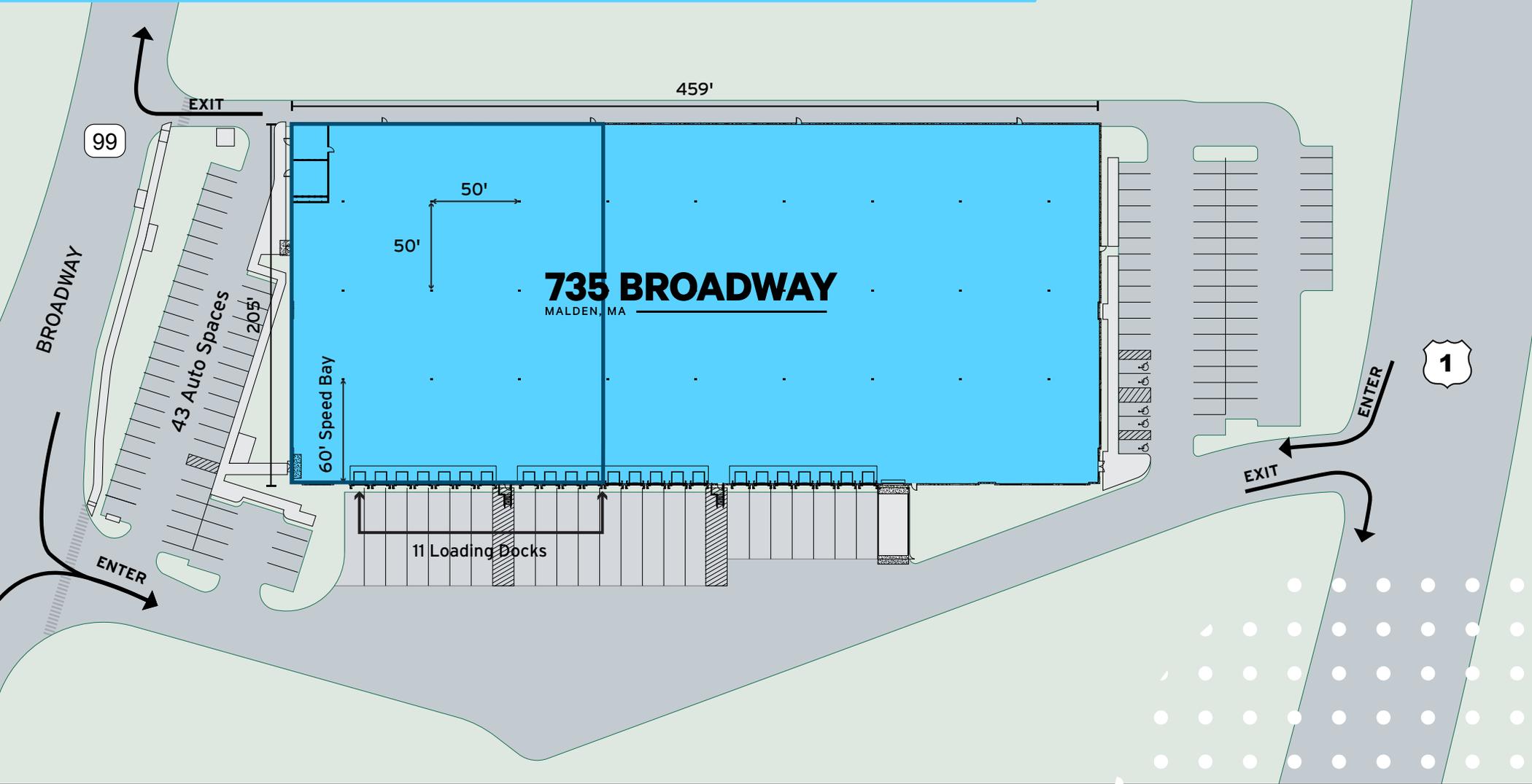
Construction Tilt-Up Construction

Roof 60 Mil Tpo

Utilities

Water/Sewer	City of Malden
Gas	National Grid
Electric	National Grid

SITE PLAN



 **7**
MILES TO
BOSTON

 **43**
PARKING
SPACES

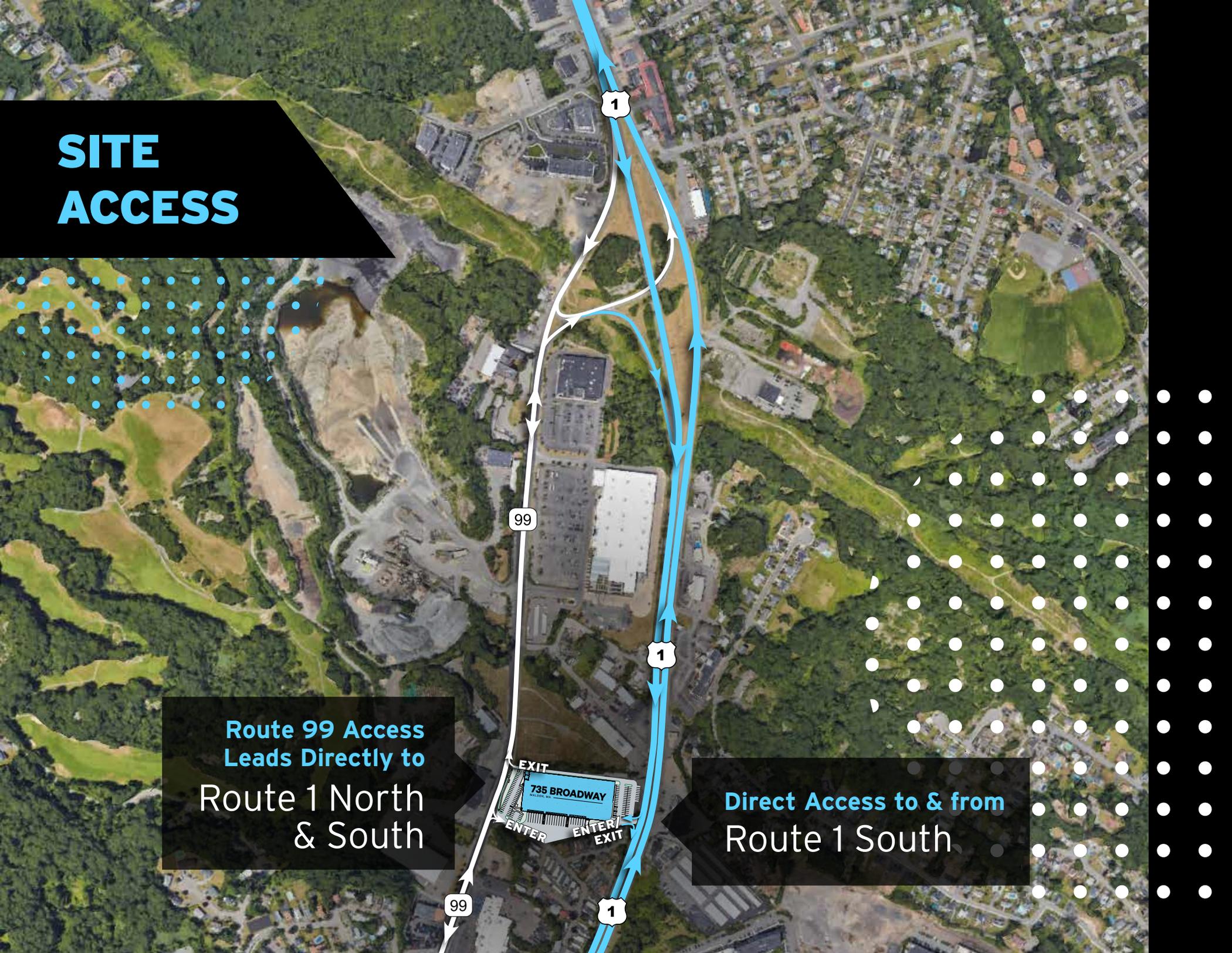
 **2,000**
AMPS

 **SUBDIVIDABLE**

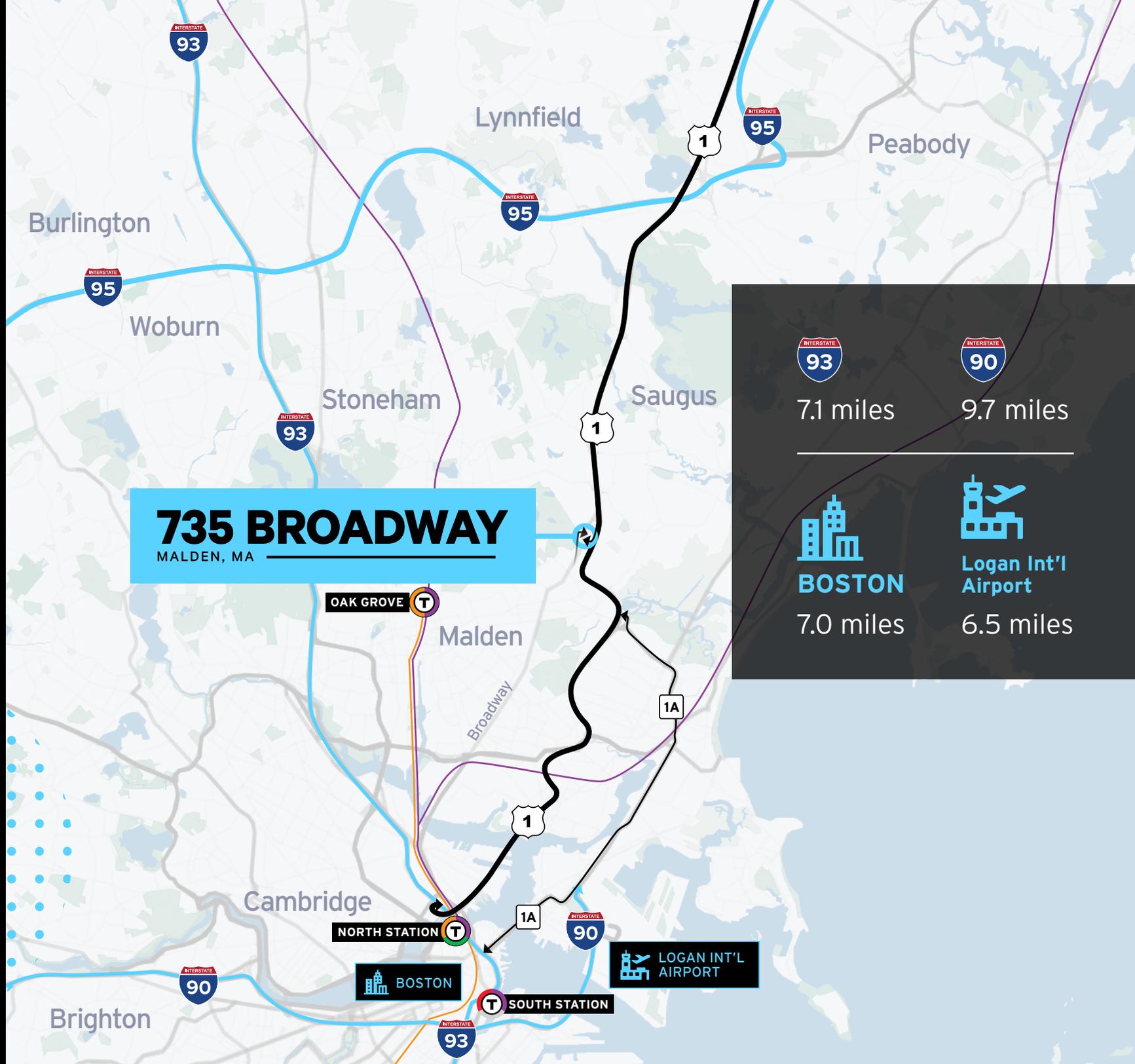
SITE ACCESS

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

INTERSTATE 93

Encore BOSTON HARBOR



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





735 BROADWAY

MALDEN, MA

CONTACTS

ROB BYRNE
Executive Vice President
+1 617 827 7486
robert.byrne@cbre.com

STEVE CLANCY
Executive Vice President
+1 617 633 8083
steve.clancy@cbre.com

KENDALL LYNCH
Vice President
+1 781 812 6435
kendall.lynych@cbre.com

JULIANA FIORE
Senior Associate
+1 781 801 3423
juliana.fiore@cbre.com

CAROLINE MUNN
Senior Associate
+1 516 851 6261
caroline.munn@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibit.