



R&D/FLEX

INDUSTRIAL

TOUGH TECH

MANUFACTURING



BURGESS  
PROPERTIES



CAYCOTT REALTY LLC

12,500 SF NEWLY BUILT IN 2021

**121** MADISON STREET, MALDEN, MASSACHUSETTS

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## PROPERTY OVERVIEW



Property Address  
**121 Madison Street, Malden**

Space Available  
**+/-12,551 SF**

Loading  
**Seven (7) 14x14 Drive-Ins**

Clear Height  
**+/-24'**

Year Built  
**2021**

HVAC  
**100% AC (Gas Trane Units)**

Life Safety  
**Fully Sprinklered**

Parking  
**+/-34 Spaces In Common  
Additional Yard Available**

MBTA  
**+/-0.4mi to ORANGE LINE T**

As Exclusive Agent, Burgess Properties, LLC is pleased to present this +/-12,551 SF flex/warehouse building for lease, built brand new in late 2021. Fully air-conditioned with ceilings up to 24' clear, located a short walk to MBTA T, Commuter Rail and Bus.

## WALK TO MBTA ORANGE LINE T



# EXCEPTIONAL LOCATION



CAMBRIDGE/KENDALL



SOMERVILLE

ASSEMBLY ROW



Encore  
BOSTON HARBOR  
A WYNN RESORT



WELLINGTON

Mystic State  
Reservation

MEDFORD

121 MADISON  
STREET



MALDEN CENTER

Valley Forum 2



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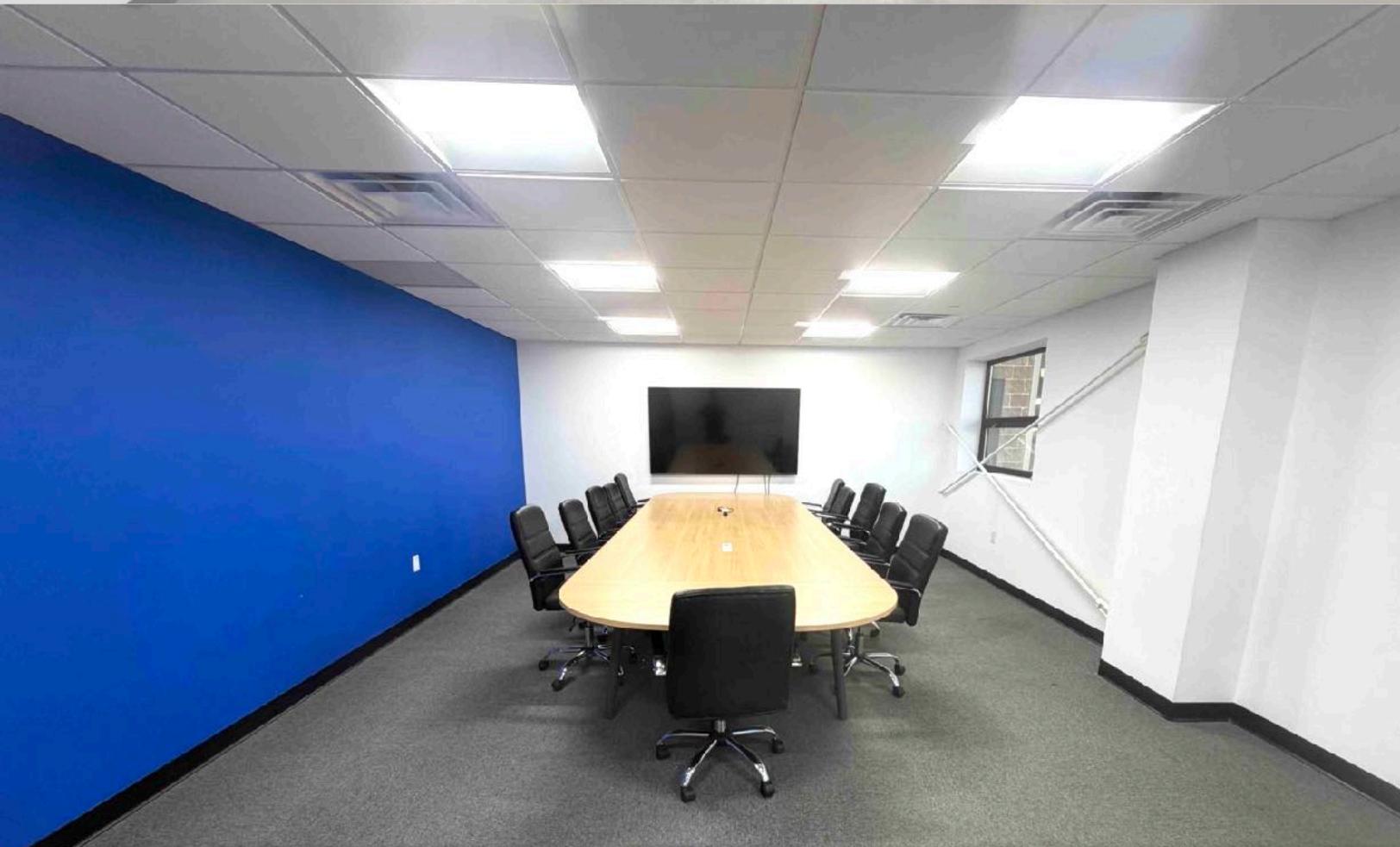
COLUMN FREE      FLEX/WAREHOUSE



BURGESS  
PROPERTIES

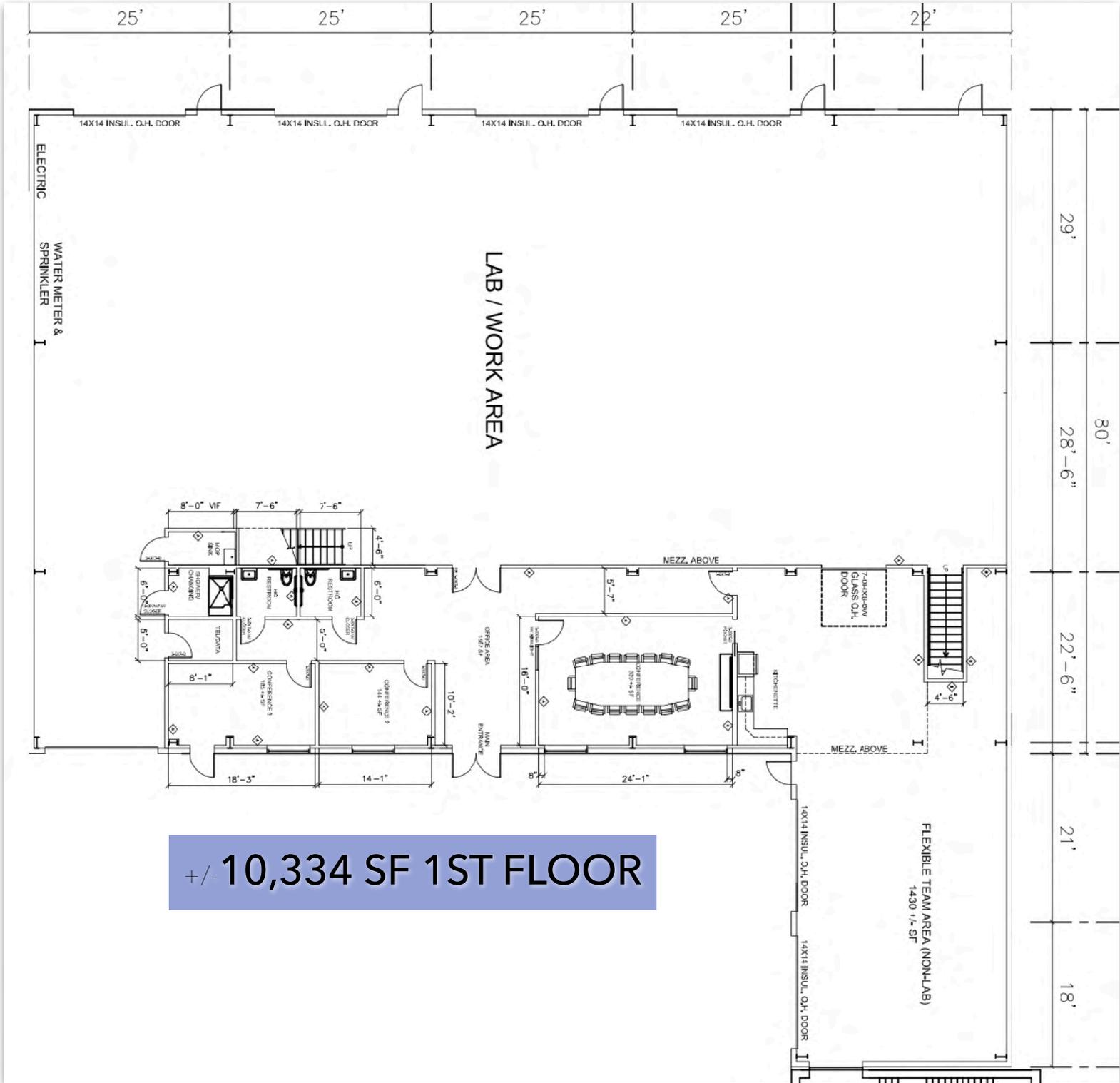


NEW OFFICE





# FIRST FLOOR

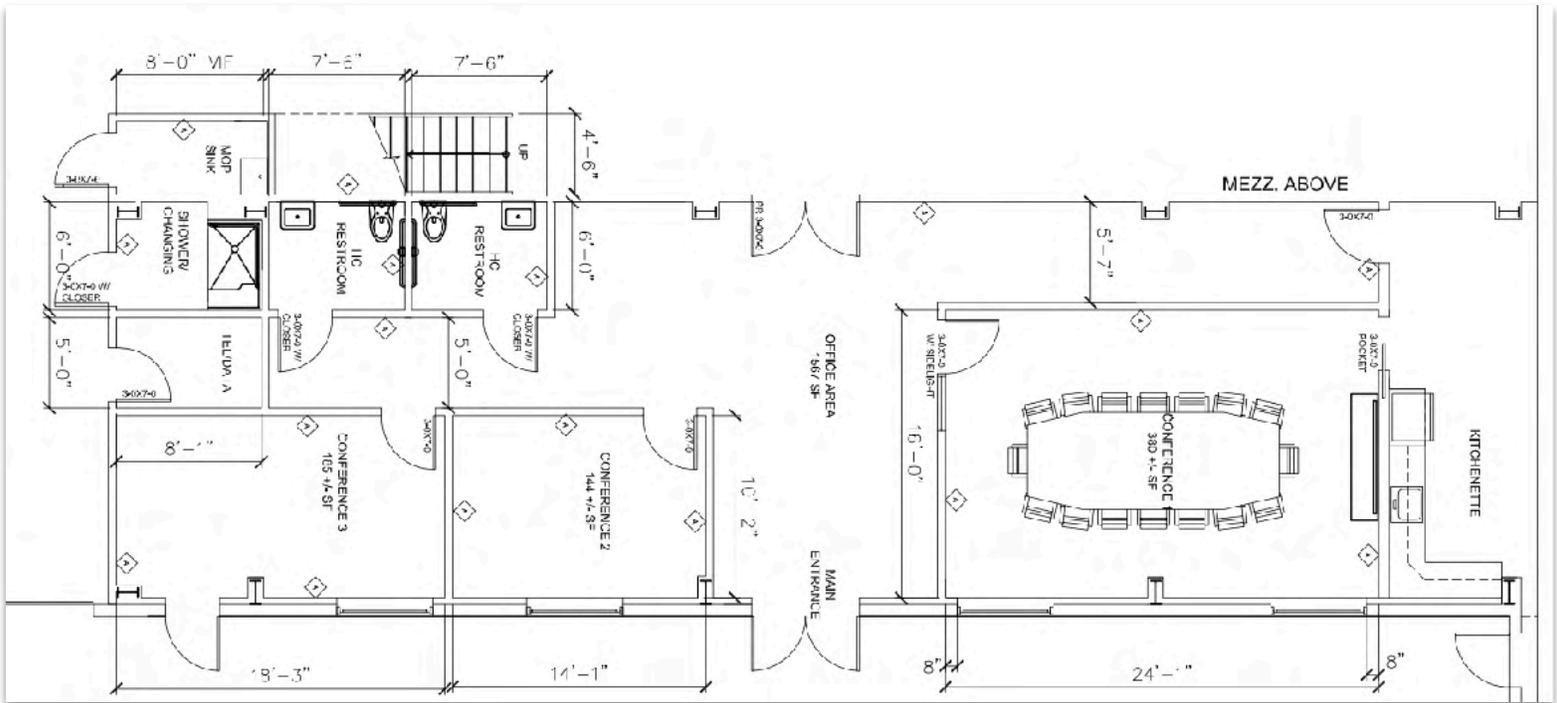


**+/- 10,334 SF 1ST FLOOR**

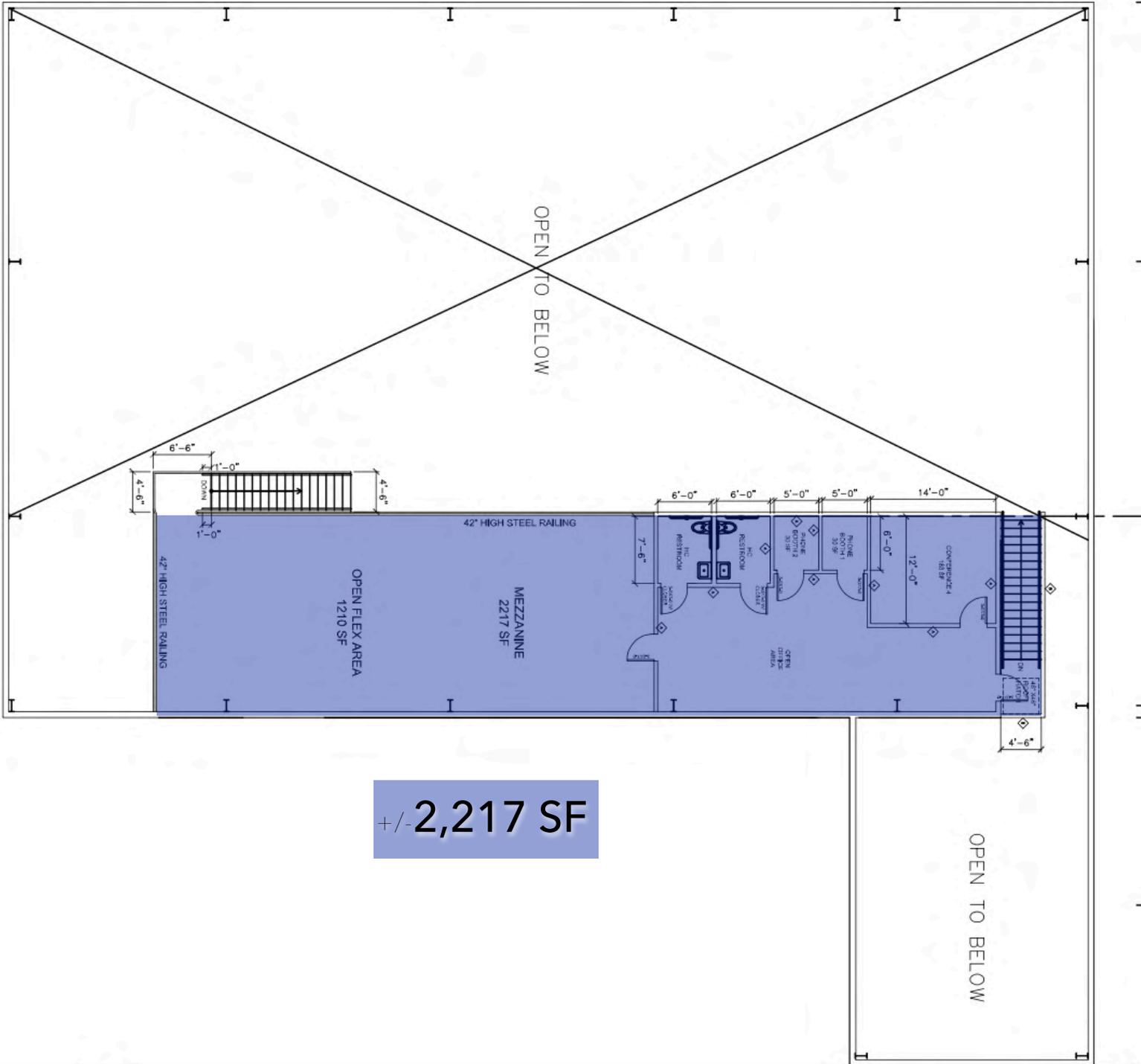


# FIRST FLOOR

## ENLARGED FIRST FLOOR OFFICE

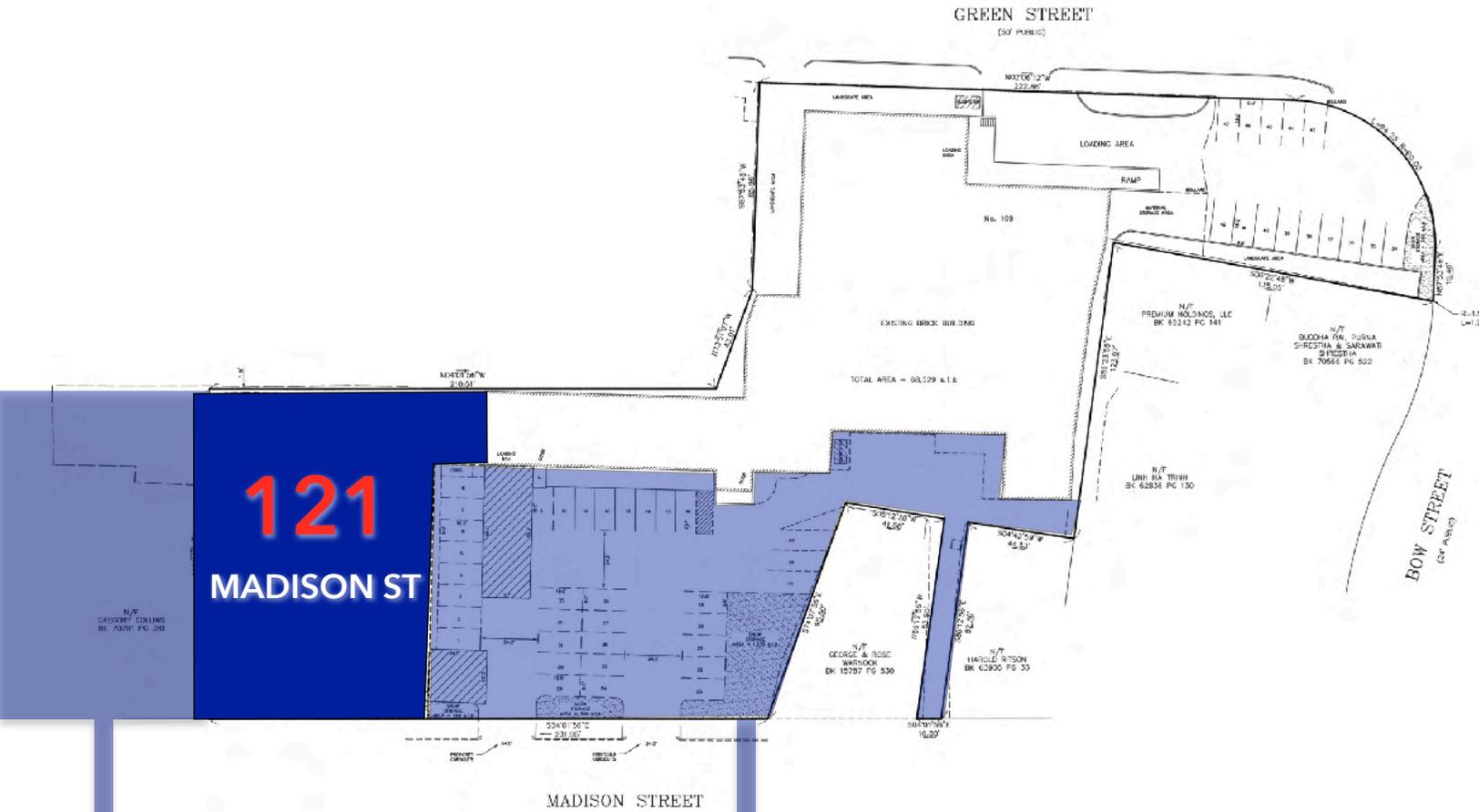


# SECOND FLOOR MEZZANINE OPEN OFFICE





# PARKING PLAN



ADDITIONAL YARD/  
PARKING  
AVAILABLE

+/-34 PARKING SPACES  
+/-1.5 SPACES/1000 SF IN COMMON