

**FOR
LEASE**

46 STAFFORD STREET LAWRENCE/METHUEN, MA



596,181 SF: STATE-OF-THE-ART FLEX / INDUSTRIAL BUILDING

IndusPAD is pleased to offer former Malden Mills at
46 Stafford Street, Lawrence/Methuen, MA to the marketplace:

- Strategically located close to downtown Boston, Rt. 213, I-93, and I-495
- Ideal Uses: Biotech, Greentech, Cleantech, Advanced Apparels, Indoor Agriculture, Robotics, Food/Beverage, Light Manufacturing and Distribution & Warehouse
- Sub dividable to tenant requirements
- 31' clear height
- Close proximity to Interstates 93, 495
- Former iconic Malden Mills building
- Floor load capacity - Up to 250 lbs
- Skilled labor force, training centers
- HUBZone space & TIF's available to Tenants



LEASE NOW 978-682-4000

www.IndusPAD.com

IndusPAD
INDUSTRIAL INNOVATION HUB

PROPERTY SPECIFICATIONS BUILDING 1 AND BUILDING 2

YEAR CONSTRUCTED:	1996	1976
TOTAL SQUARE FEET:	494,437 SF	65,431 SF
SF BREAKDOWN: LOWER LEVEL:	64,087 SF FIRST FLOOR: 201,804 SF	
NUMBER OF FLOORS:	TWO (2)	ONE (1)
STRUCTURE:	STEEL BEAM, CONCRETE BLOCK	CONCRETE BLOCK
FOUNDATION:	CONCRETE	CONCRETE
LOADING RATINGS:	1 st FLOOR: 250 LBS/SF	CONCRETE ON GRADE
FAÇADE:	BRICK AND CMU	BRICK AND CMU
INTERIOR WALLS:	CMU AND DRYWALL	CMU AND DRYWALL
ROOF:	ORIGINAL EPDM RUBBER	CARYLE EPDM RUBBER MEMBRANE
COLUMN SPACING:	GENERALLY 32'X27'6"	GENERALLY 40'X34'
CLEAR HEIGHT:	31' CLEAR	20' +/- FLOOR TO CEILING
LOWER LEVEL:	64,087 SF	NONE
ELEVATOR:	FOUR (4) FREIGHT/PASSENGER	NONE
	ELEVATORS, ONE (1) PASSENGER ELEVATOR, ONE (1)	
	LARGE LIFT AND ONE (1) SMALL LIFT	
LOADING:	SEVENTEEN (17) DOCKS	FIVE (5)
BUILDING TYPE:	INDUSTRIAL MANUFACTURING	INDUSTRIAL MANUFACTURING
POWER:	4 PHASE POWER	4 PHASE POWER
FIRE SAFETY:	HYDRAULIC SPRINKLER SYSTEM	HYDRAULIC SPRINKLER SYSTEM
WATER:	ON-SITE WATER TREATMENT	NONE
PARKING:	375+ SPACES	



CONVENIENT & AFFORDABLE SHORT & LONG TERM LEASING

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 Accelerator / Incubators Innovation Office Suites Warehouse

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