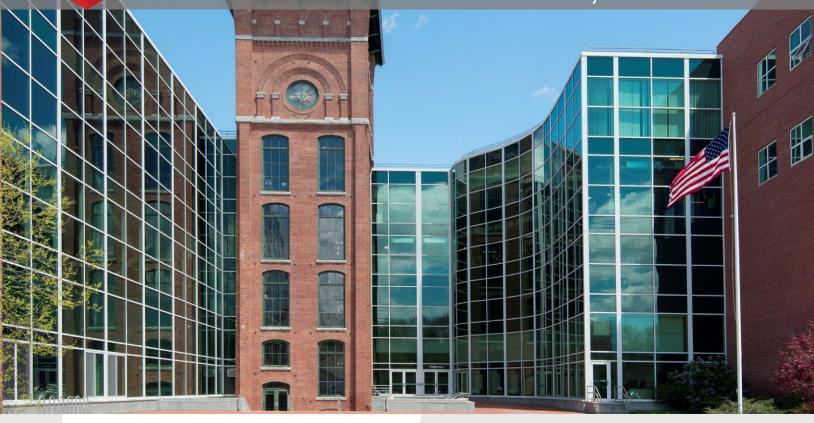
FOR LEASE

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
- Foor load capacity Up to 250 lbs
- Skilled labor force, training centers
- HUBZone space & TIF's available to Tenants







PROPERTY SPECIFICATIONS BUILDING 1 AND BUILDING 2

YEAR CONSTRUCTED: 1996

TOTAL SQUARE FEET: 494,437 SF

SF BREAKDOWN: LOWER LEVEL: 64,087 SF FIRST FLOOR: 201,804 SF

NUMBER OF FLOORS: TWO (2)

STEEL BEAM, CONCRETE BLOCK STRUCTURE:

FOUNDATION: **CONCRETE**

LOADING RATINGS: 1st FLOOR: 250 LBS/SF **BRICK AND CMU** FACADE:

INTERIOR WALLS: CMU AND DRYWALL ORIGINAL EPDM RUBBER ROOF:

COLUMN SPACING: GENERALLY 32'X27'6"

31' CLEAR **CLEAR HEIGHT:** 64,087 SF LOWER LEVEL:

ELEVATOR: FOUR (4) FREIGHT/PASSENGER

ELEVATORS, ONE (1) PASSENGER ELEVATOR, ONE (1)

LARGE LIFT AND ONE (1) SMALL LIFT

LOADING: SEVENTEEN (17) DOCKS

BUILDING TYPE: INDUSTRIAL MANUFACTURING

POWER: **4 PHASE POWER**

FIRE SAFETY: HYDRAULIC SPRINKLER SYSTEM

ON-SITE WATER TREATMENT WATER:

PARKING: 375+ SPACES 1976 65,431 SF

ONE (1)

CONCRETE BLOCK

CONCRETE

CONCRETE ON GRADE BRICK AND CMU CMU AND DRYWALL

CARYLE EPDM RUBBER MEMBRANE

GENERALLY 40'X34'

20' +/- FLOOR TO CEILING

NONE NONE

FIVE (5)

INDUSTRIAL MANUFACTURING

4 PHASE POWER

HYDRAULIC SPRINKLER SYSTEM

NONE



CONVENIENT & AFFORDABLE SHORT & LONG TERM LEASING

Manufacturing **Industrial** Bio-Tech **Brewery Robotics** Incubators Accelerator / Warehouse Office Suites

Innovation

Lease@IndusPAD.com www.IndusPAD.com

