

# 735 BROADWAY

MALDEN, MA

±25,000-94,095 SF AVAILABLE

BRAND NEW CONSTRUCTION URBAN INFILL LOCATION



**SUBDIVIDABLE**

**DHPH**

**PM** Pugh  
Management

**CBRE**

# PROPERTY OVERVIEW

## TILT-UP CONSTRUCTION

**32'**  
CLEAR  
HEIGHT

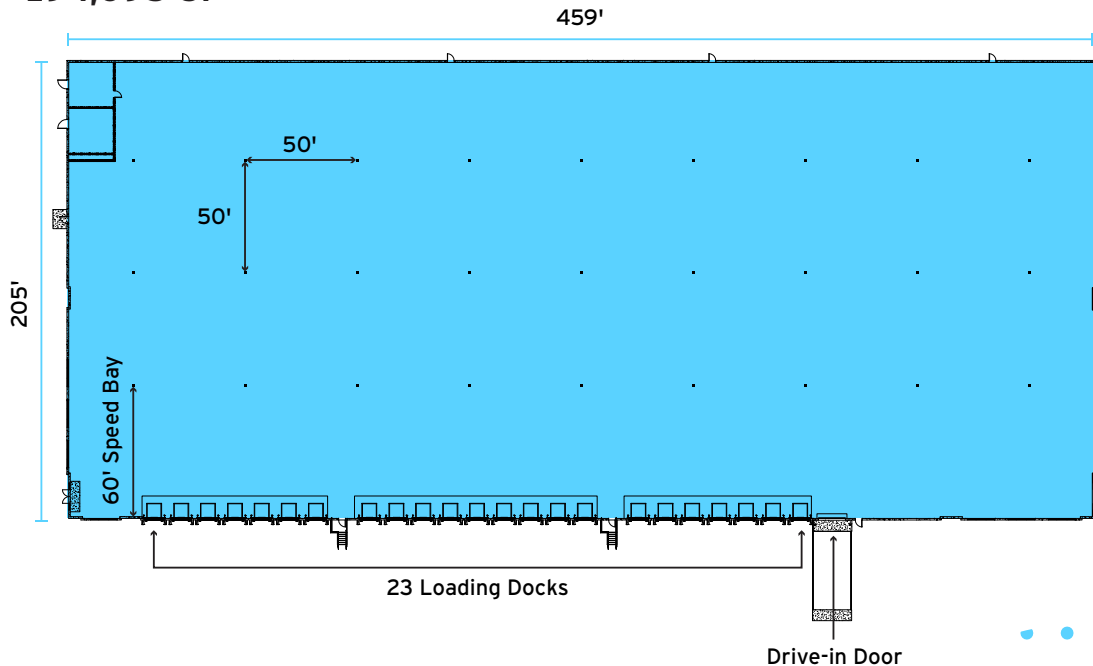
**23**  
LOADING  
DOCKS

**107**  
PARKING  
SPACES

**7**  
MILES TO  
BOSTON

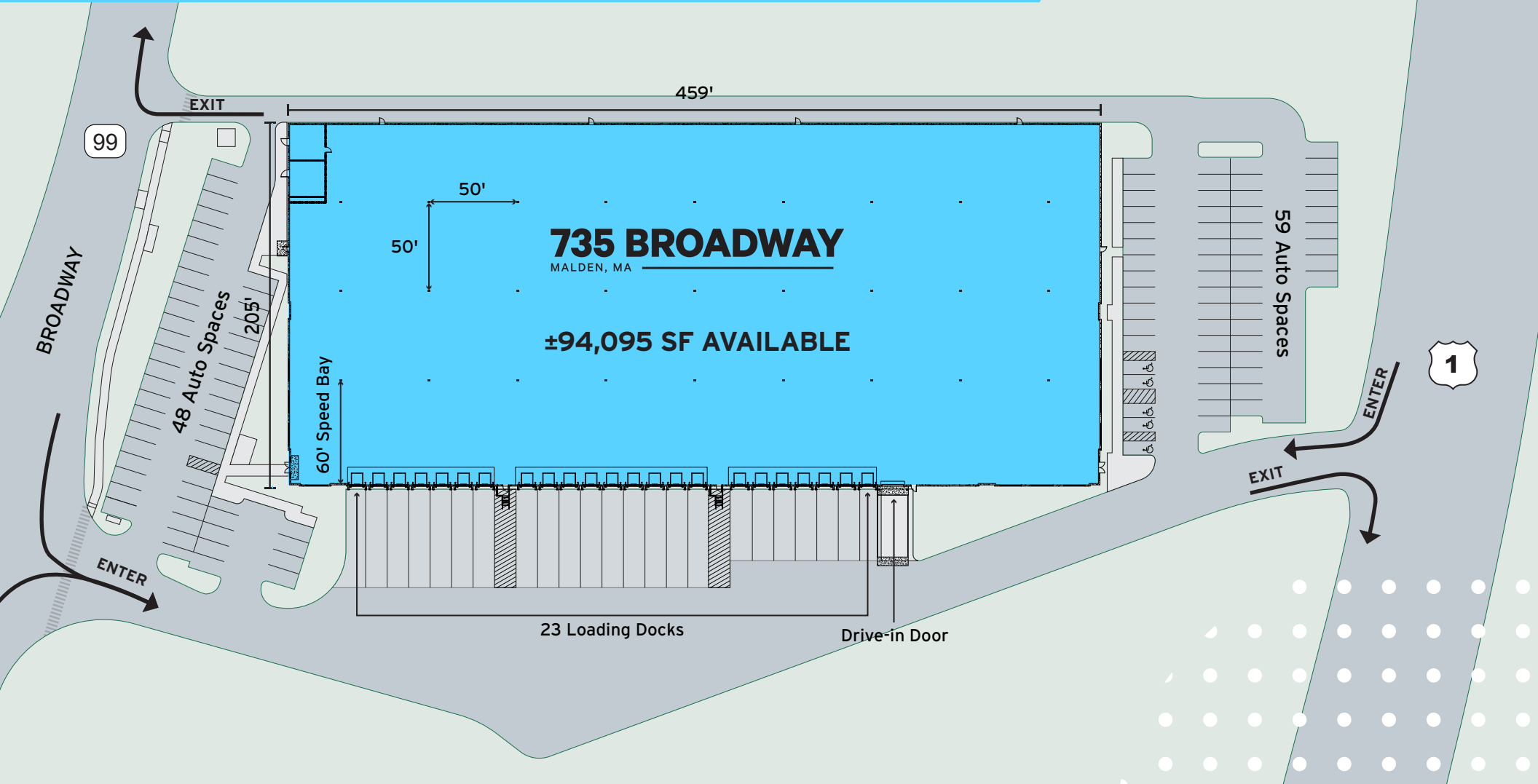
# FLOOR PLAN

±94,095 SF



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

# SITE PLAN



 **7**  
MILES TO  
BOSTON

 **107**  
PARKING  
SPACES

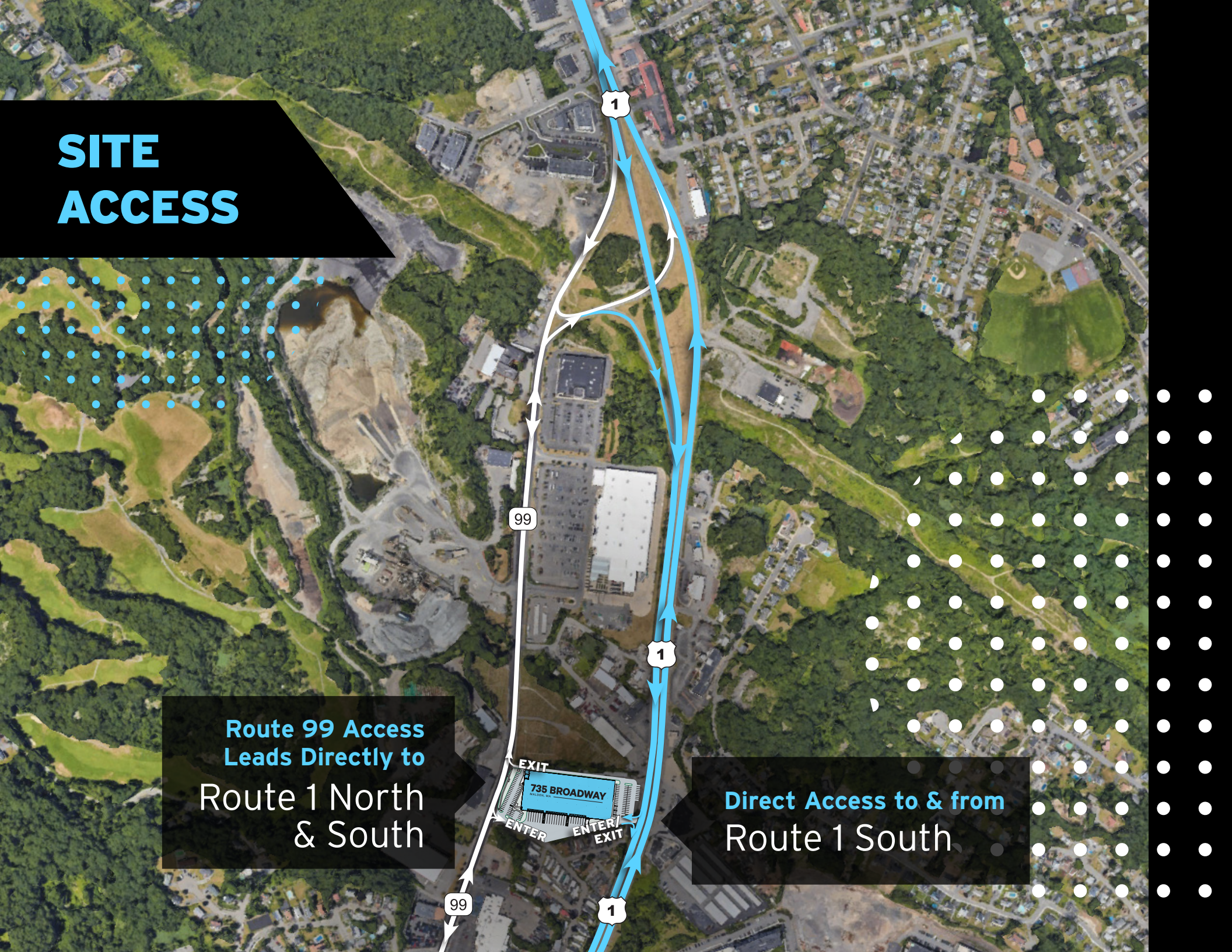
 **2,000**  
AMPS

 **SUBDIVIDABLE**

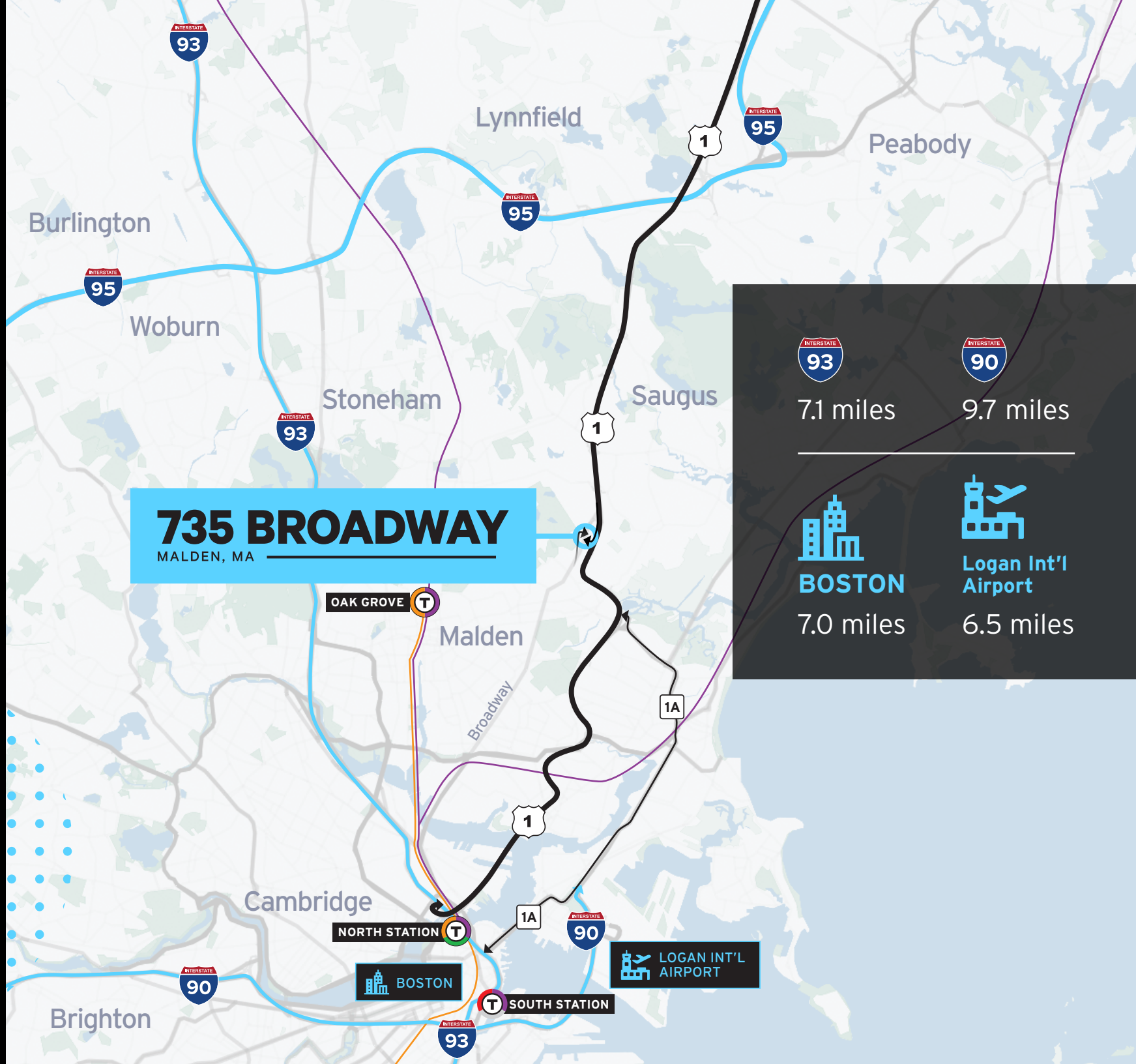
# SITE ACCESS

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

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

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**D+PH** **PM** Pugh Management

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