

735 BROADWAY

MALDEN, MA

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



SUBDIVIDABLE

DPH

PM Pugh
Management

CBRE

PROPERTY OVERVIEW

TILT-UP CONSTRUCTION

32'
CLEAR
HEIGHT

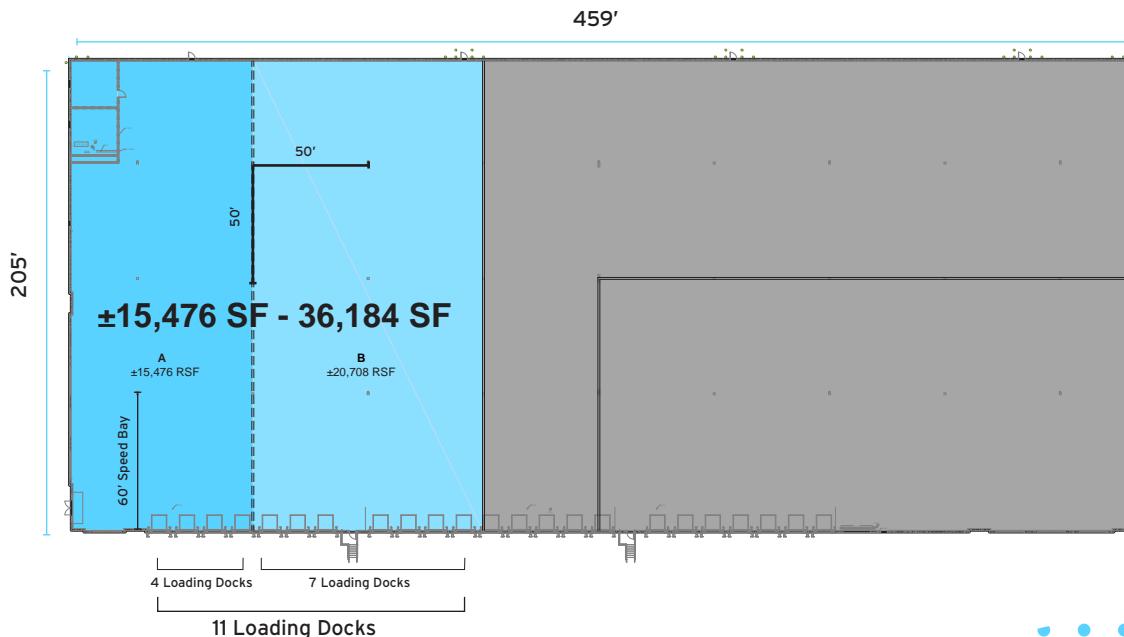
11
LOADING
DOCKS

43
PARKING
SPACES

7
MILES TO
BOSTON

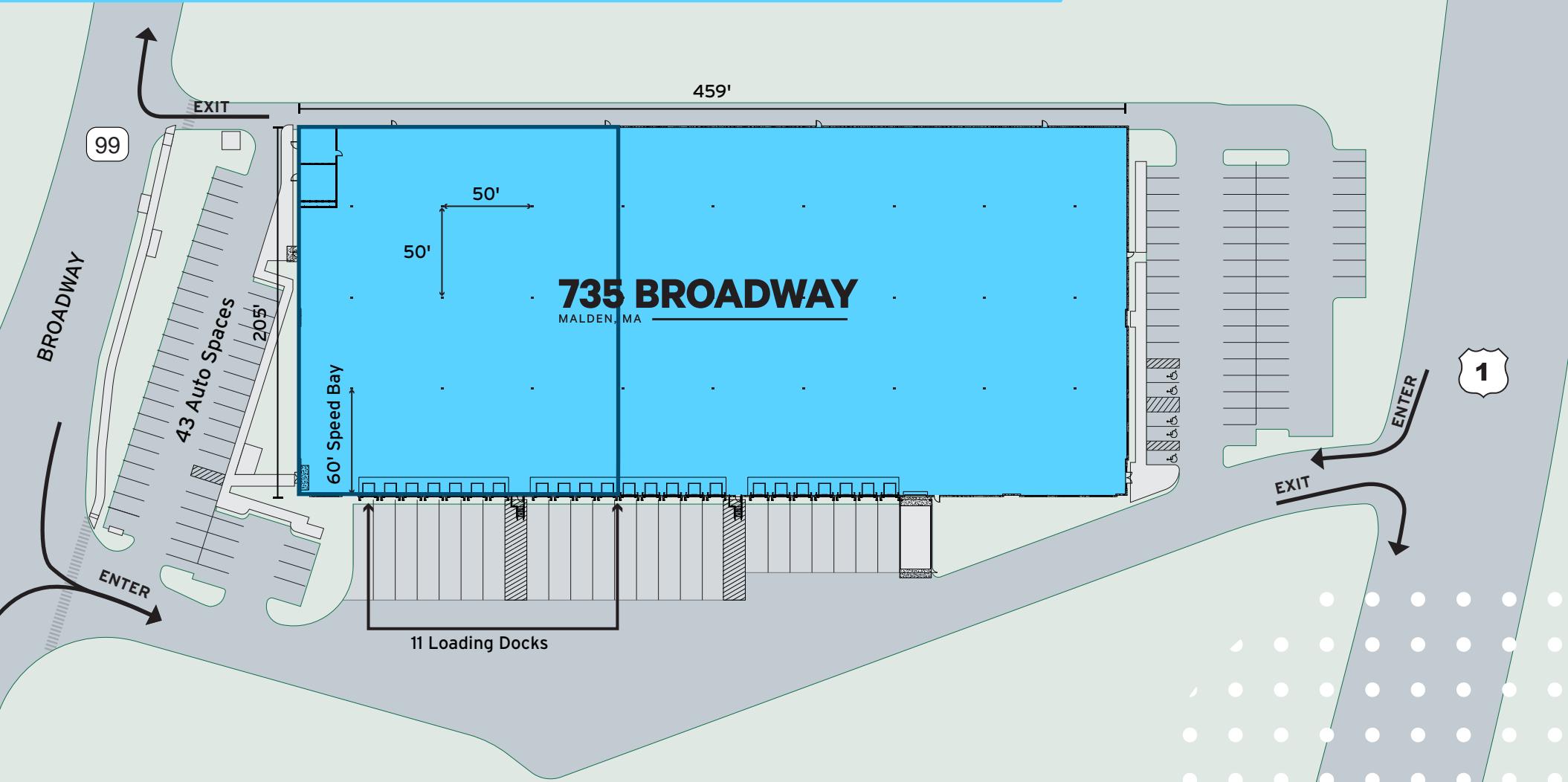
FLOOR PLAN

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

SITE PLAN



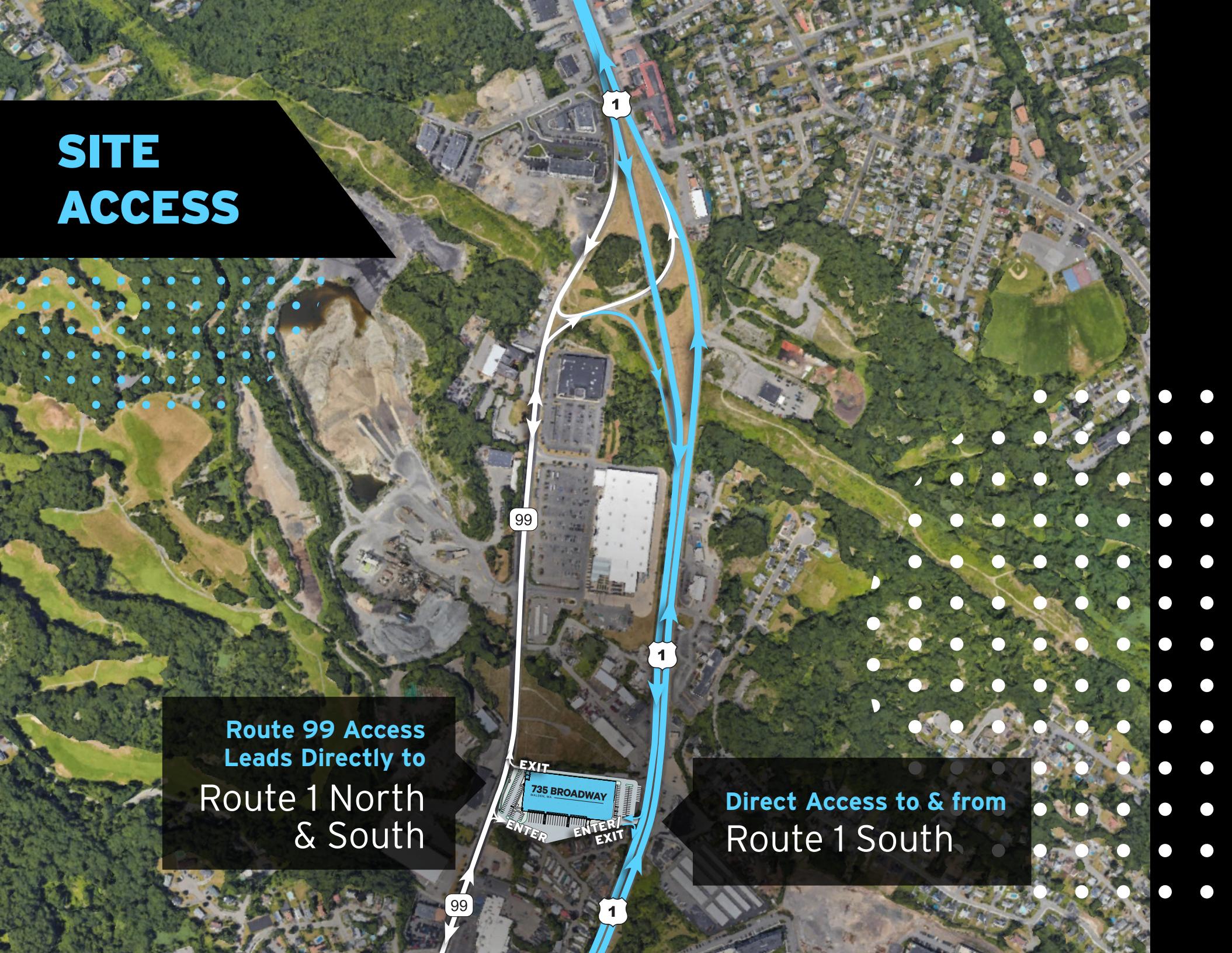
7
MILES TO BOSTON

43
PARKING
SPACES

2,000
AMPS

SUBDIVIDABLE

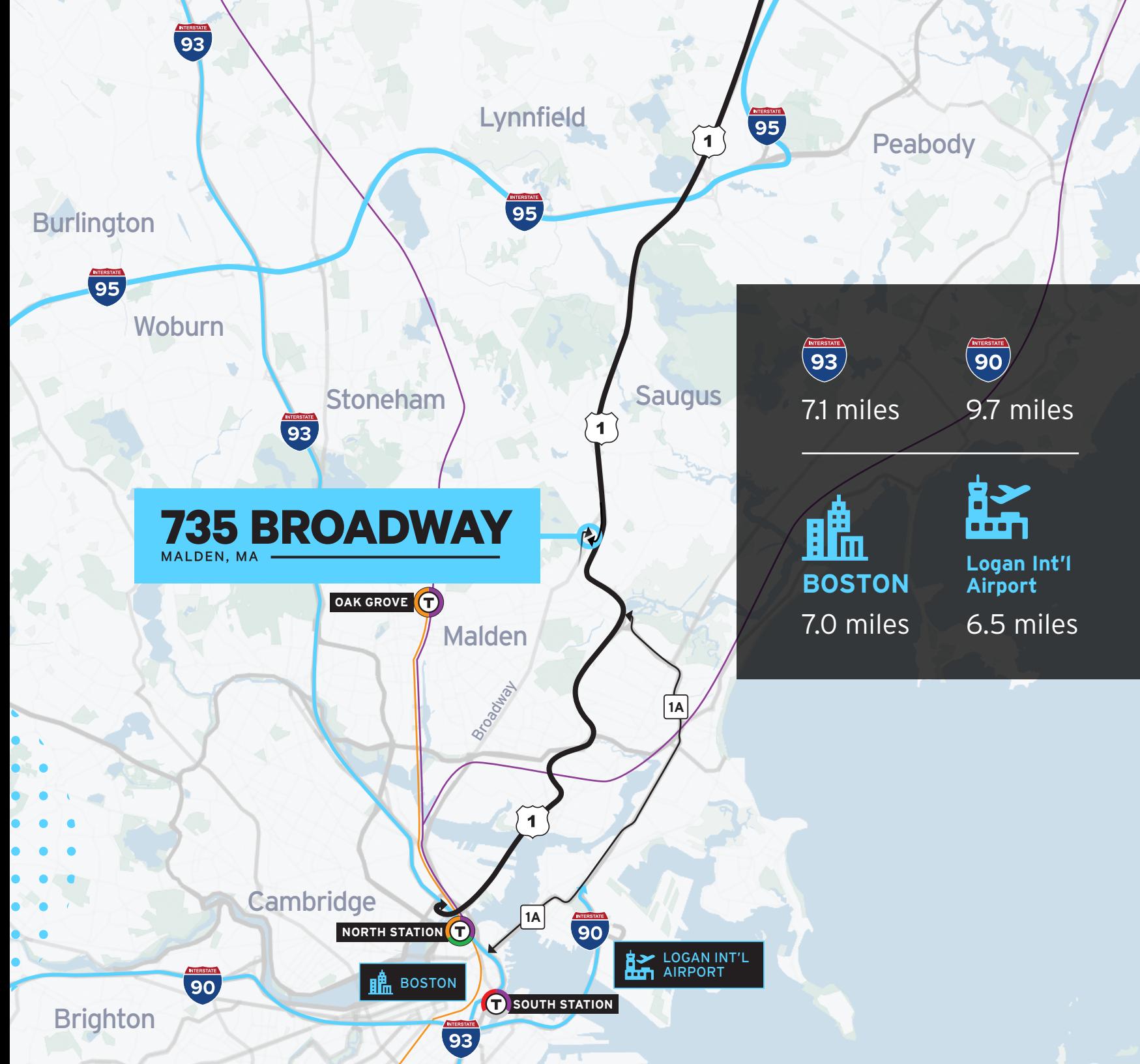
SITE ACCESS



Route 99 Access
Leads Directly to
Route 1 North
& South

Direct Access to & from
Route 1 South

REGIONAL ACCESS







735 BROADWAY

MALDEN, MA

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