

# 735 BROADWAY

MALDEN, MA

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



SUBDIVIDABLE

DHPH

PM Pugh  
Management

CBRE

# PROPERTY OVERVIEW

## TILT-UP CONSTRUCTION



32'

CLEAR  
HEIGHT



11

LOADING  
DOCKS



43

PARKING  
SPACES

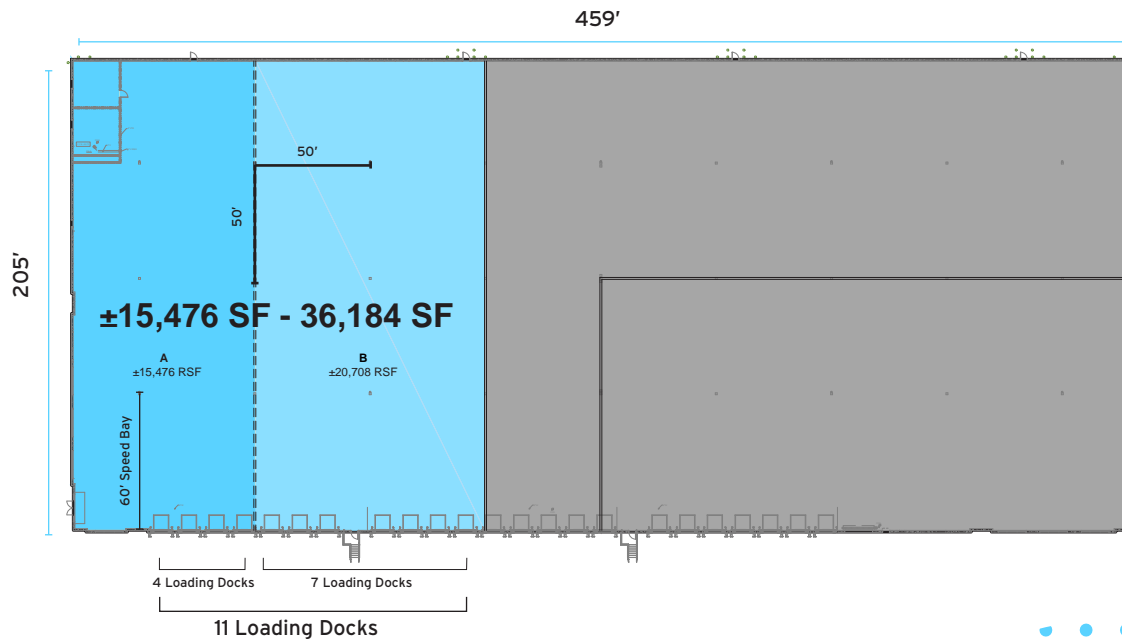


7

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
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Acreage	±4.69 Acres
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Clear Height	32'
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Column Spacing	50' x 50' with 60' Speed Bay
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Loading	11 Loading Docks
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Power	2,000 amps, 480 volt, 3-phase, 4 wire (To the Building)
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Parking	±1.04/1,000 SF
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Lighting	LED
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Sprinklers	ESFR with Diesel Pump
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Floor Slab	7" Unreinforced Concrete Slab
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HVAC	Warehouse: 100% Heated (RTU's) Office: BTS
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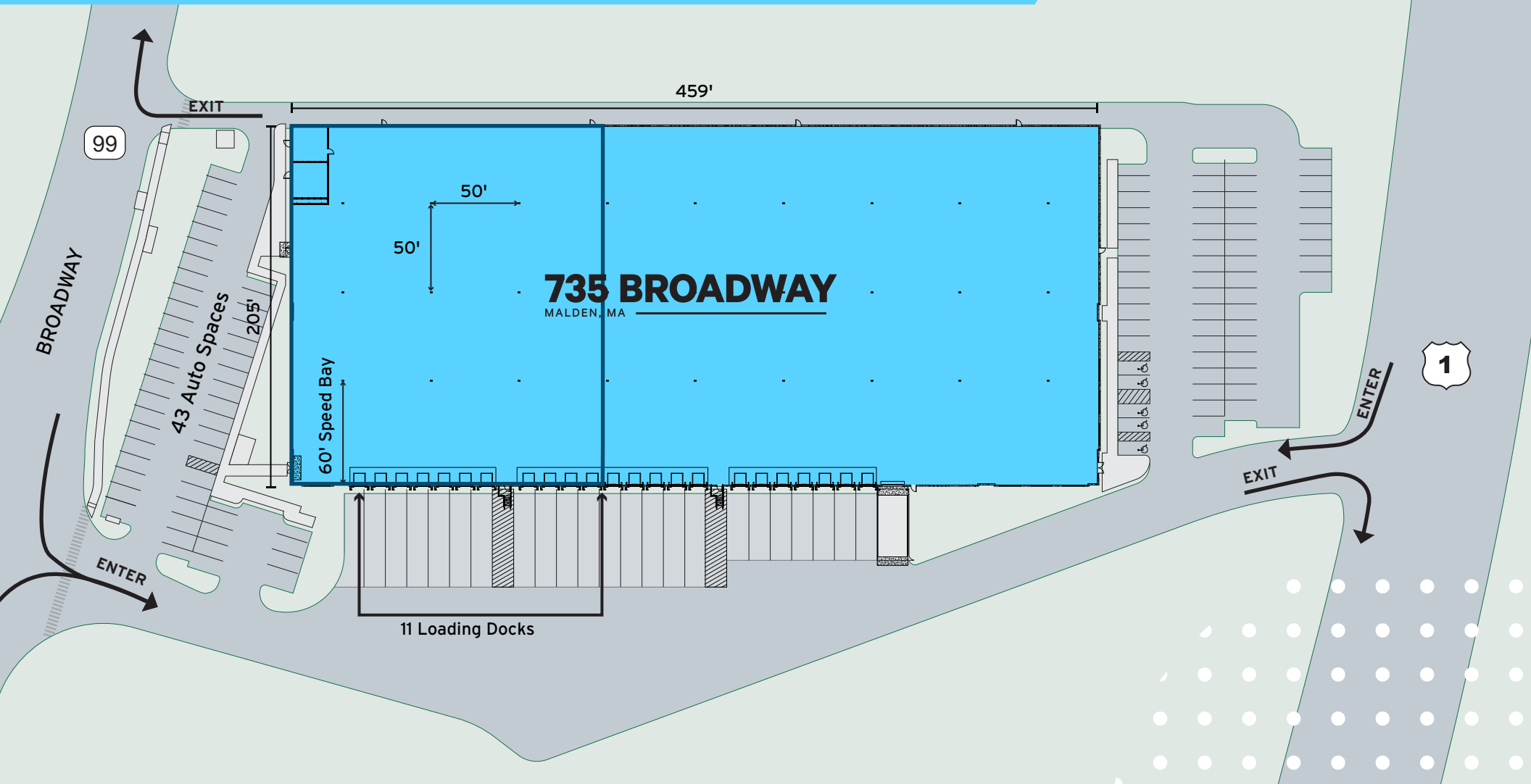
Truck Court Depth	140'
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Building Dimension	205' x 459'
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Construction	Tilt-Up Construction
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Roof	60 Mil Tpo
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# SITE PLAN



 **7**  
MILES TO  
BOSTON

 **43**  
PARKING  
SPACES

 **2,000**  
AMPS

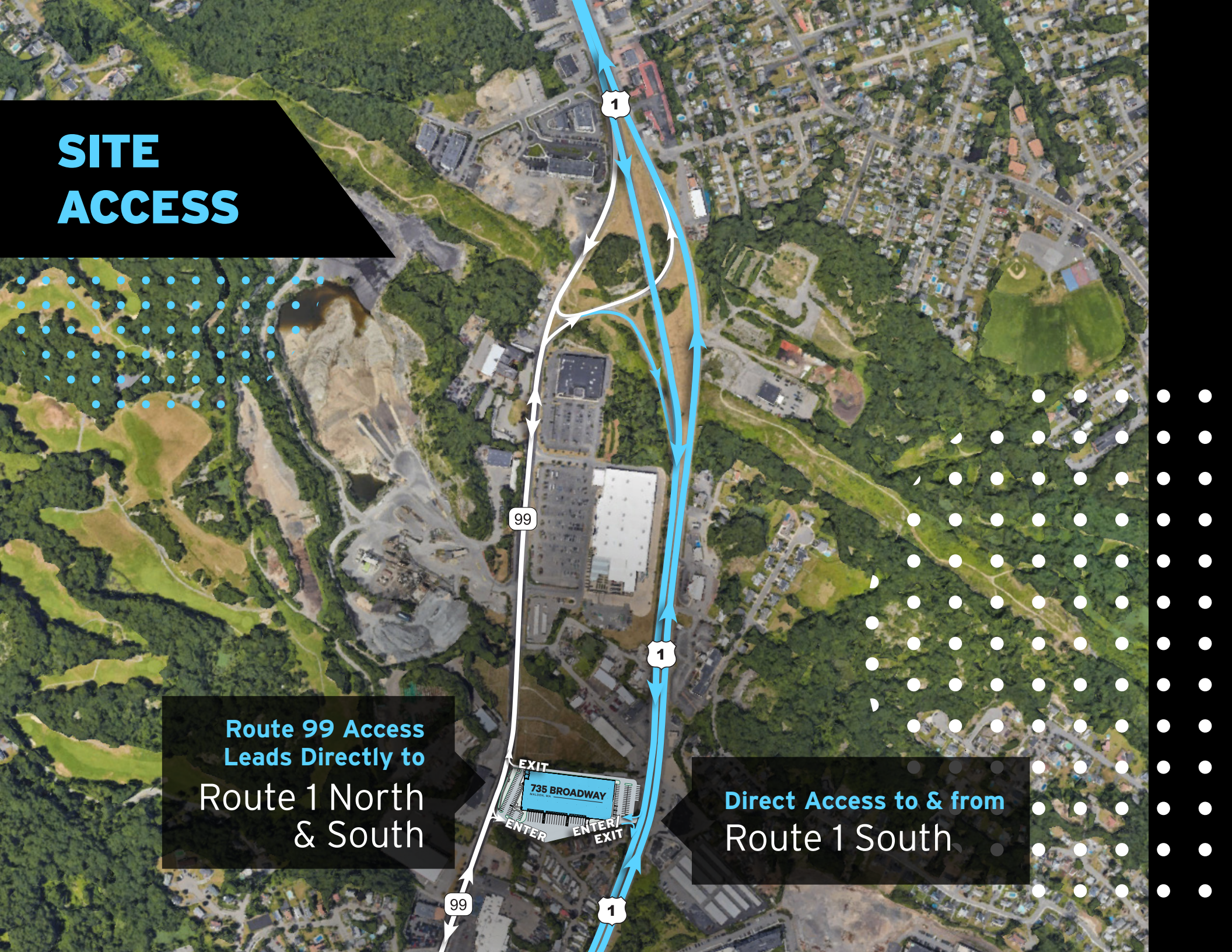
 **SUBDIVIDABLE**



# SITE ACCESS

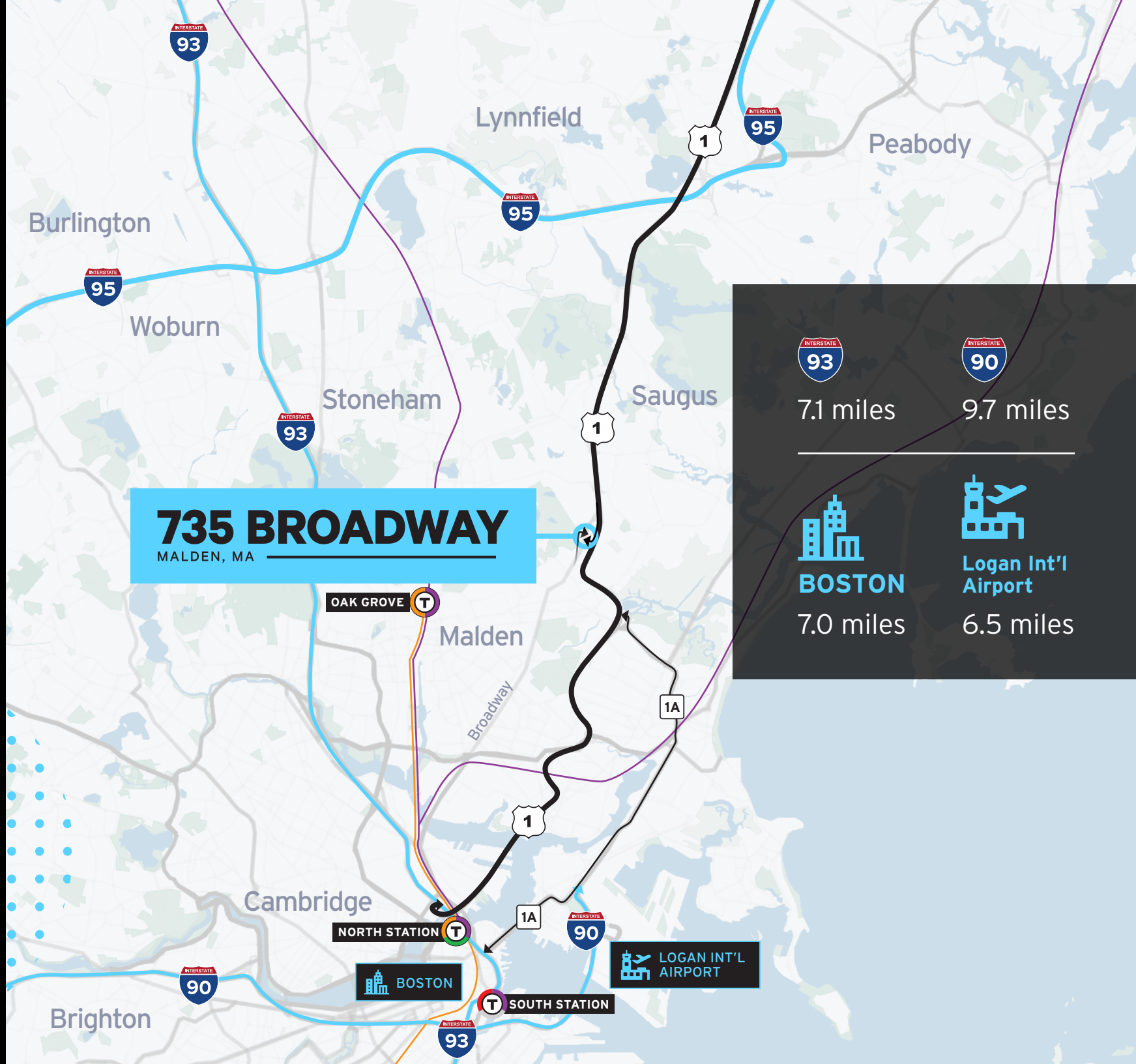
Route 99 Access  
Leads Directly to  
Route 1 North  
& South

Direct Access to & from  
Route 1 South





# REGIONAL ACCESS



SOUTH STATION



BOSTON



NORTH STATION



LOGAN AIRPORT

1A

1

1

Encore  
BOSTON HARBOR

INTERSTATE  
93



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

URBAN  
ACCESS

735 BROADWAY

MALDEN, MA



# 735 BROADWAY

MALDEN, MA

## CONTACTS

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Management

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