



# 420 PEARL STREET

Malden, MA



**11,831 SF & 18,881 SF**  
AVAILABLE FOR LEASE

INDUSTRIAL/FLEX/OFFICE



# PROPERTY SPECIFICATIONS

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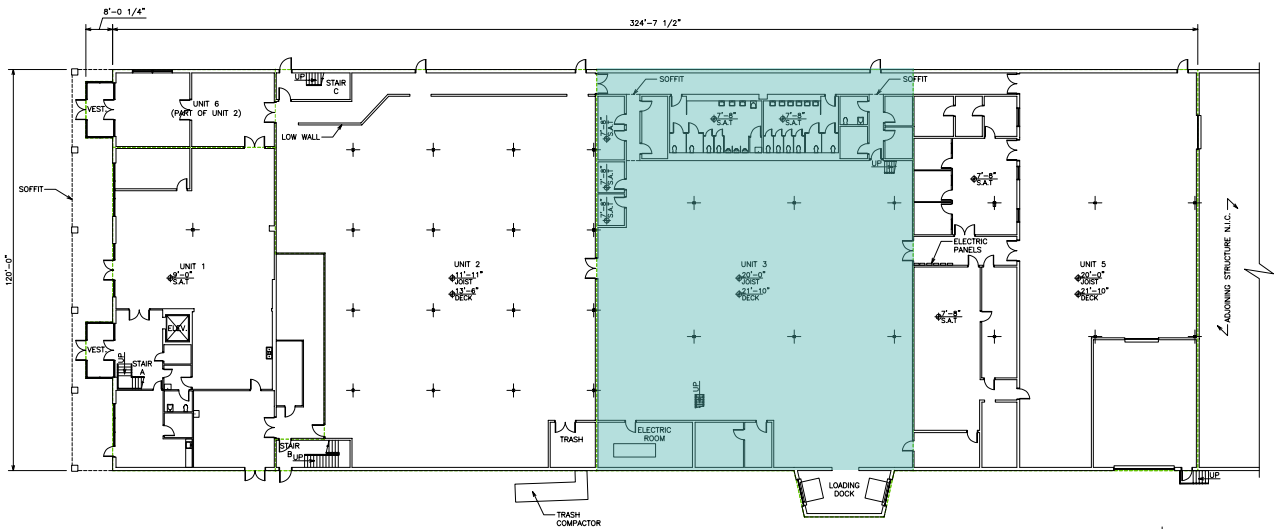
<b>PROPERTY TYPE:</b>	Industrial/Warehouse	<b>SIGNAGE:</b>	Building signage available
<b>AVAILABLE SF:</b>	Floor 1: 11,831 SF Warehouse Floor 2: 18,881 SF Office	<b>LOADING:</b>	One (1) Loading Dock
<b>LAND:</b>	3.76 acres	<b>CEILING HEIGHT:</b>	20' in Warehouse Area
<b>YEAR BUILT:</b>	1987	<b>HVAC:</b>	Fully Air Conditioned Office Heated Warehouse
<b>ZONING:</b>	Industrial 1	<b>AIR CONDITIONING:</b>	Office/Flex Areas
<b>PARKING:</b>	65 Spaces	<b>SPRINKLERS:</b>	Wet Sprinkler System
<b>R.E. TAX:</b>	\$2.02/SF	<b>COLUMN SPACING:</b>	30' w x 40' d
<b>CAM:</b>	\$3.00/SF	<b>POWER:</b>	3,000 amps; 480/277 volt; 3-phase
<b>LEASE RATE:</b>	Negotiable	<b>ROOF:</b>	Rubber Membrane
<b>LOCATION:</b>	Less than 2 miles of Route I-93 Less than 1 mile from Orange Line	<b>UTILITIES:</b>	Electricity: National Grid Gas: National Grid Water/Sewer: City of Malden





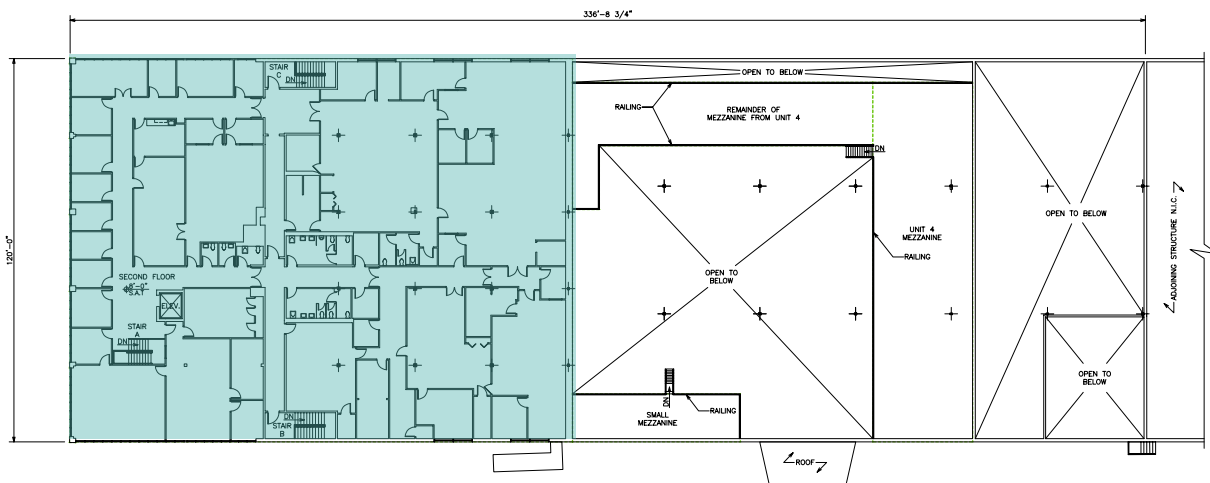
# FIRST FLOOR

11,831 SF



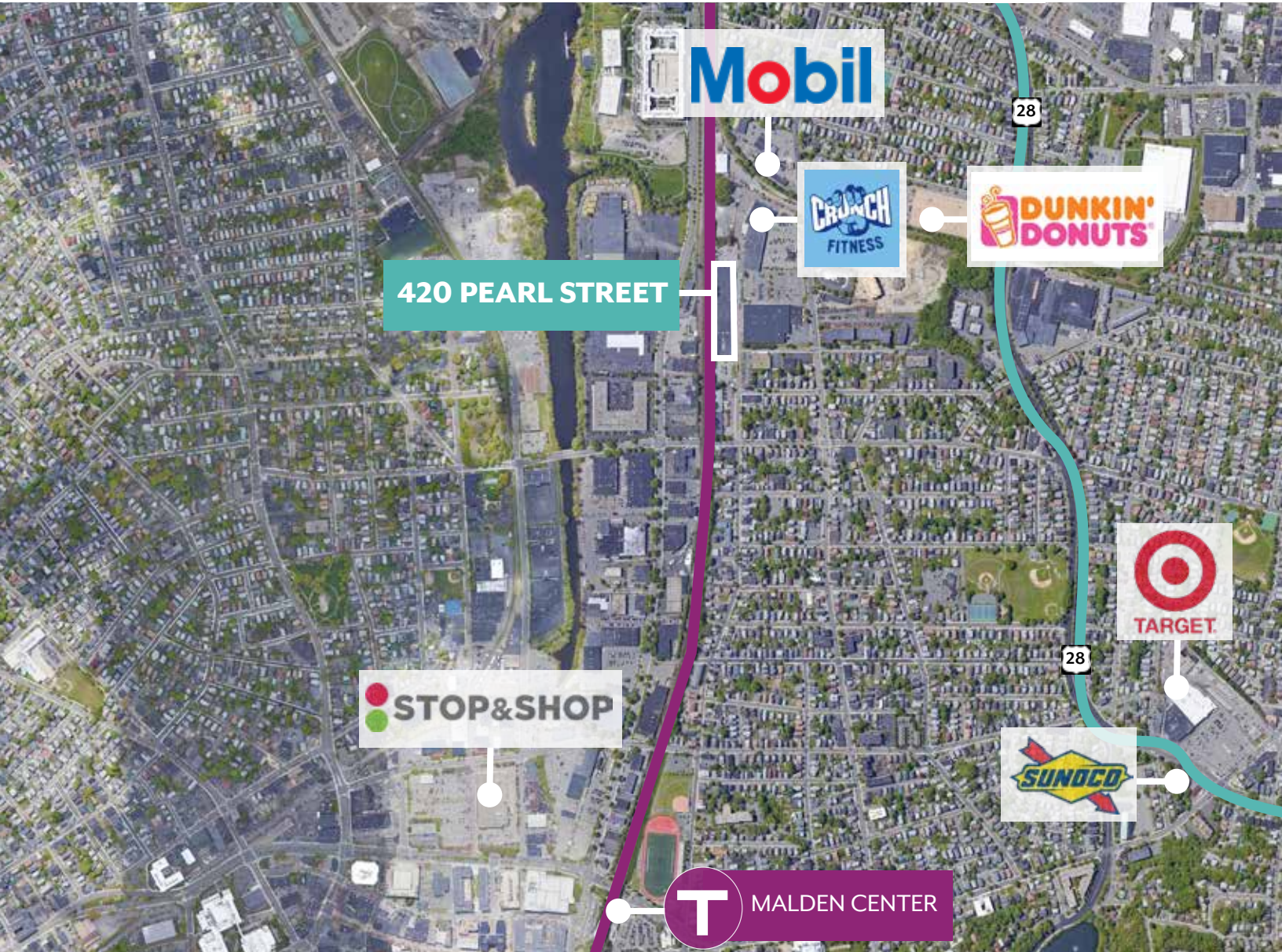
# SECOND FLOOR

18,881 SF



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## CONTACT US TO ARRANGE A TOUR

**TREY AGNEW**

617.457.3363

[tagnew@hunnemanre.com](mailto:tagnew@hunnemanre.com)

**MICHAEL ALLEN**

617.457.3276

[mallen@hunnemanre.com](mailto:mallen@hunnemanre.com)