

260 EASTERN AVE

MALDEN, MA

**PRIME PAVED SITE IMPROVED WITH
AN 11,945 SF BUILDING FOR LEASE**



11,945 SF

INDUSTRIAL BUILDING ON
73,180 SF OF LAND FOR LEASE

- LESS THAN A MILE FROM
MALDEN CENTER COMMUTER
RAIL
- 2.5 MILES FROM I-93, THE
ENCORE BOSTON RESORT
AND ROUTE 1

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

11,945 SF INDUSTRIAL/FLEX/RETAIL BUILDING ON
73,180 SF OF PAVED SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- 73,180 SF OF LAND IN MALDEN, MA
- OVER A DOZEN ALLOWED USES BY-RIGHT
- LESS THAN A MILE FROM MALDEN CENTER COMMUTER RAIL
- 2.5 MILES FROM I-93
- 2.2 MILES FROM ROUTE 1
- 2.5 MILES FROM ENCORE BOSTON RESORT
- 7 MILES FROM BOSTON LOGAN INTERNATIONAL AIRPORT
- DAILY TRAFFIC COUNT: 20,114 +/-

OFFERING SUMMARY

LOT SIZE:	73,180 SF
BUILDING SIZE:	11,945 SF
ZONING:	Industrial 1
LEASE RATE:	Market

DEMOGRAPHICS	MILE 3	MILE 5
TOTAL POPULATION	258,391	663,137
TOTAL HOUSEHOLDS	100,978	274,015
AVERAGE HH INCOME	\$98,123	\$119,240

PROPERTY USES

PROPERTY USES ALLOWED

CLUB OR LODGE

DAY CARE CENTERS

RELIGIOUS FACILITIES

OFFICES, GENERAL

RECREATION, GAINFUL BUSINESS

RETAIL SALES-LESS THAN 5,000 SQ. FEET GROSS FLOOR AREA

RETAIL SALES, ONLY IN CONJUNCTION WITH ON SITE MANUFACTURING, WAREHOUSING, WHOLESALING & DISTRIBUTION

RETAIL SERVICES

BUILDING CONSTRUCTION & CONTRACTING

MANUFACTURING AND REPAIR

RESEARCH AND DEVELOPMENT

LIGHT MANUFACTURING

PUBLIC SERVICE CORPORATION

ALLOWABLE USES WITH SPECIAL PERMIT

GASOLINE FILLING & SERVICE STATION

MEDICAL CENTER

RECREATION, GAINFUL BUSINESS, SECONDARY TO PRINCIPAL CLUB/LODGE

RESTAURANT, "FAST FOOD" SERVICE, THAT DOES NOT TAKE CALL-AHEAD ORDERS AND IS IN EXCESS OF 1000 SQ. FT. GROSS FLOOR AREA

RETAIL SALES - 5,000 SQ. FEET OR MORE GROSS FLOOR AREA

SELF-STORAGE

OFF-SITE PARKING FACILITIES

CONVENIENCE STORE

SUPERMARKET

ADULT DAY HEALTH CENTER

KENNEL

MARIJUANA RESEARCH, RETAILER, TESTING LAB, CULTIVATOR, TRANSPORTER

ADDITIONAL PHOTOS



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

THE STUBBLEBINE COMPANY
ONE CRANBERRY HILL | LEXINGTON, MA
STUBBLEBINECOMPANY.COM

ADDITIONAL PHOTOS



260 EASTERN AVE

MALDEN, MA



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