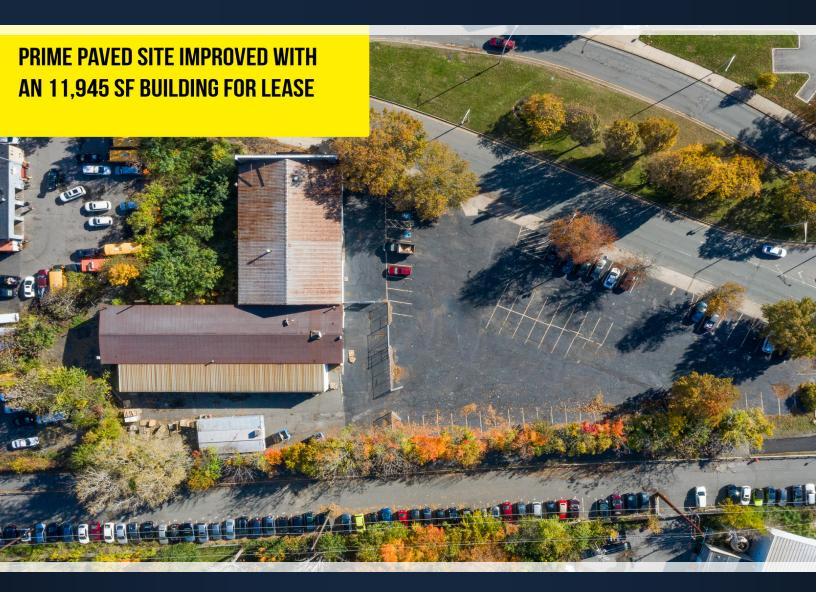
# 260 EASTERN AVE

MALDEN, MA



# 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 I



### 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

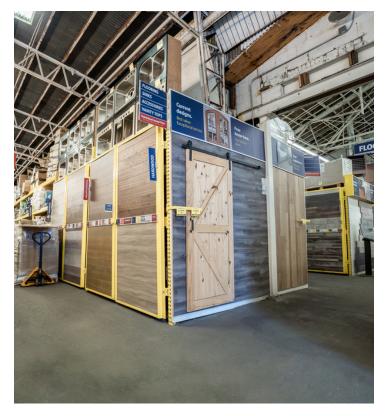


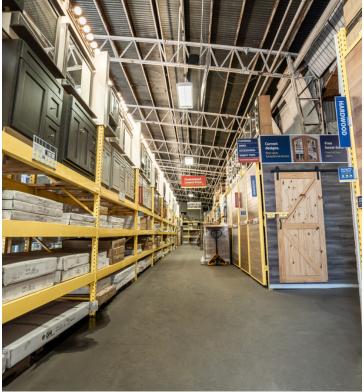
# **ADDITIONAL PHOTOS**

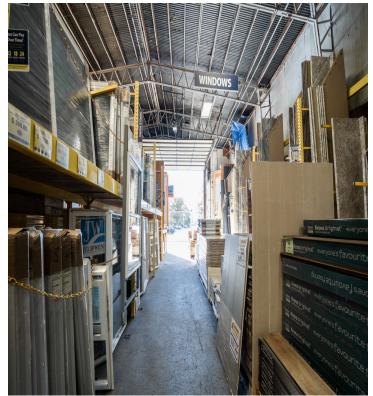


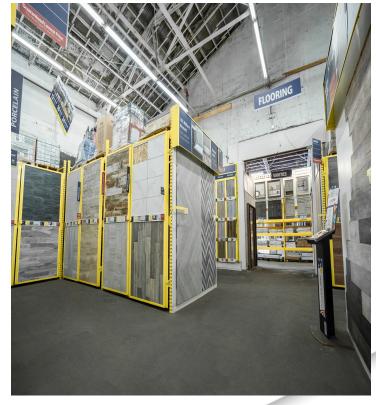


# **ADDITIONAL PHOTOS**

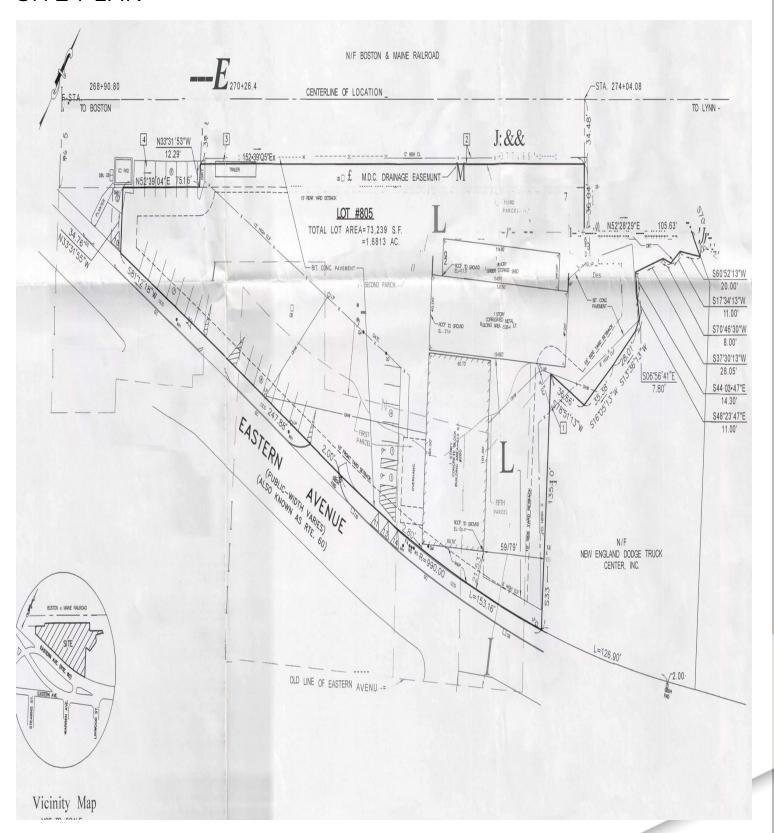






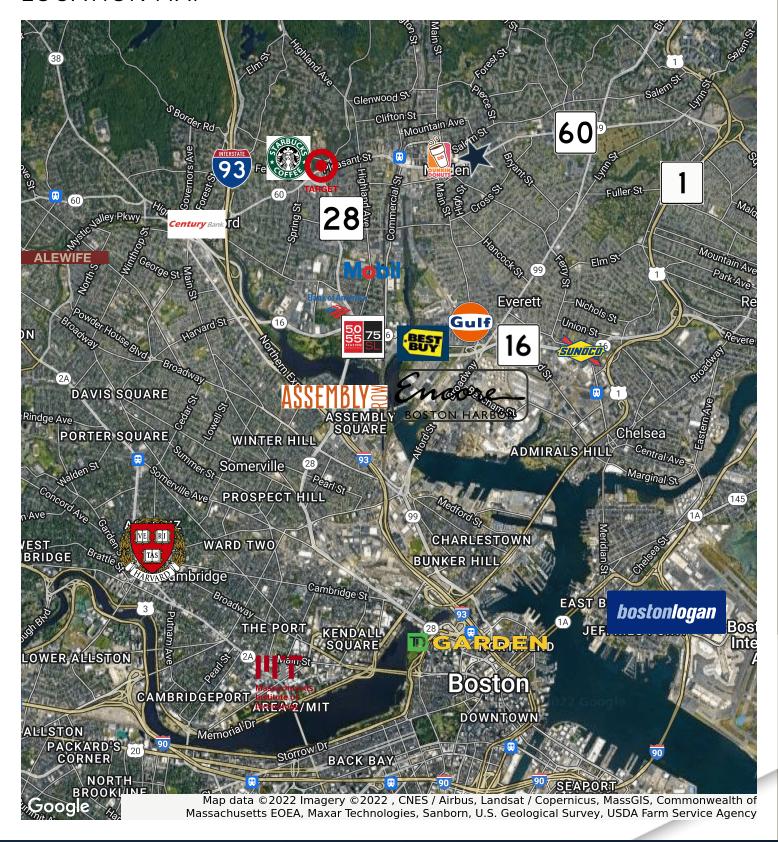


## SITE PLAN





### LOCATION MAP





# 260 EASTERN AVE

MALDEN, MA



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