

# CHARLES 150 STREET



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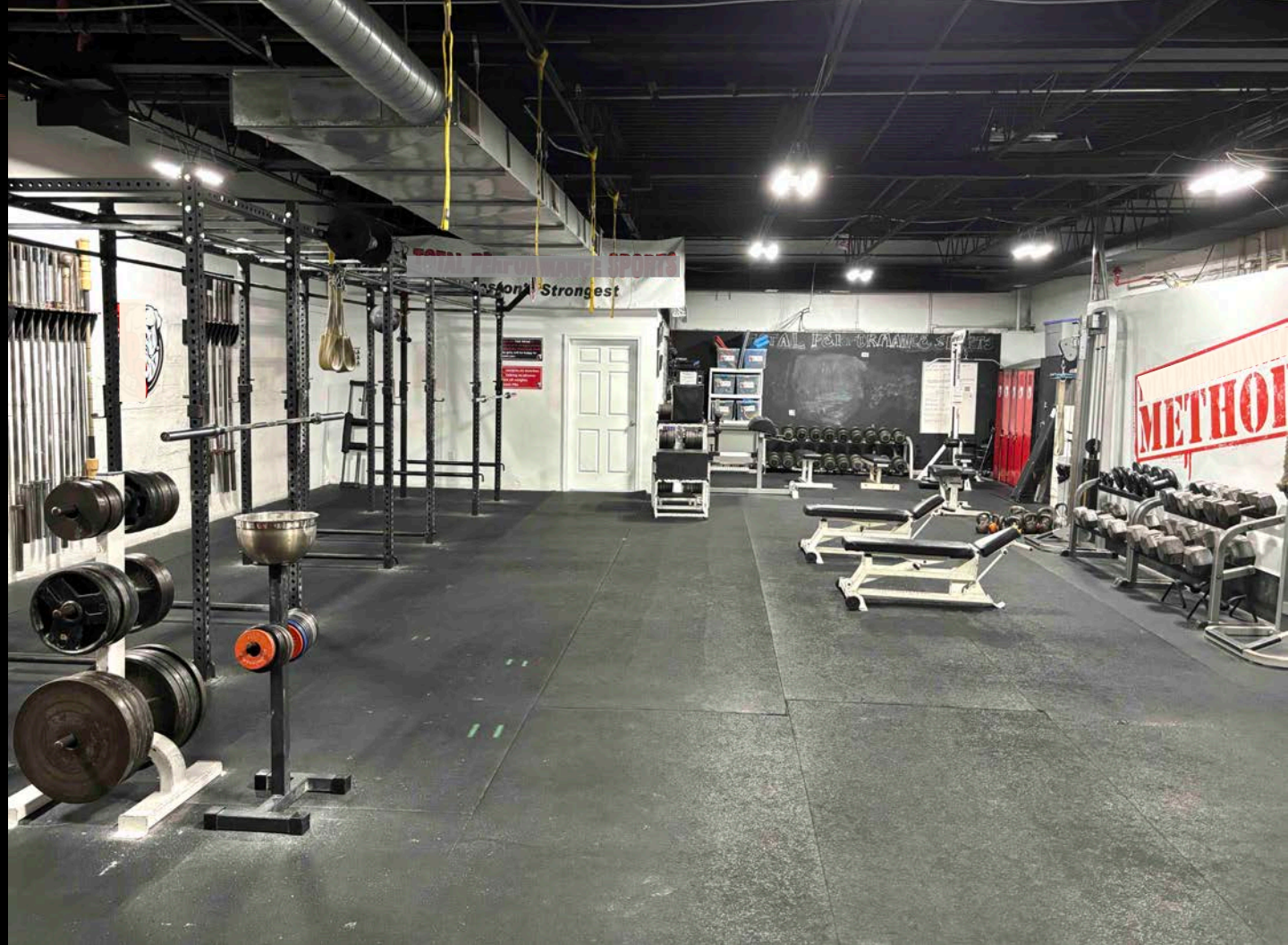
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**BURGESS**  
PROPERTIES

**BUILDING SIZE:** +/-10,128 SF  
**AVAILABLE SPACE:** +/-10,128 SF  
**LAND SIZE:** +/-34,412 SF (.79 AC)  
**PARKING:** +/- 45 Spaces (+/-4.5/1,000 SF)  
**STORIES:** One  
**WATER:** Public  
**SPRINKLER:** Full Wet System  
**HVAC:** Air-Conditioning and Gas Heaters  
**POWER:** 3-phase 400 Amp 120/208 Volt  
**CLEAR HEIGHT:** +/-11'  
**LOADING:** One 10' by 10' drive-in  
**ZONING:** I 2 (Industrial 2)  
**RE TAXES:** +/- \$23,893.00 (FY 2024)



## FULL BUILDING OCCUPANT OPPORTUNITY

On behalf of the owner, Burgess Properties, LLC is pleased to present this opportunity to lease this highly desirable flex space. This space offers a high visibility location with robust parking. Located just minutes from Malden Center and walking distance to the Malden Center MBTA station, this property features excellent loading and access, and close proximity to major roads and highways.

# TRANSIT ORIENTED PROPERTY

-  Subway
-  Commuter Rail
-  Bus

**MALDEN CENTER STATION**

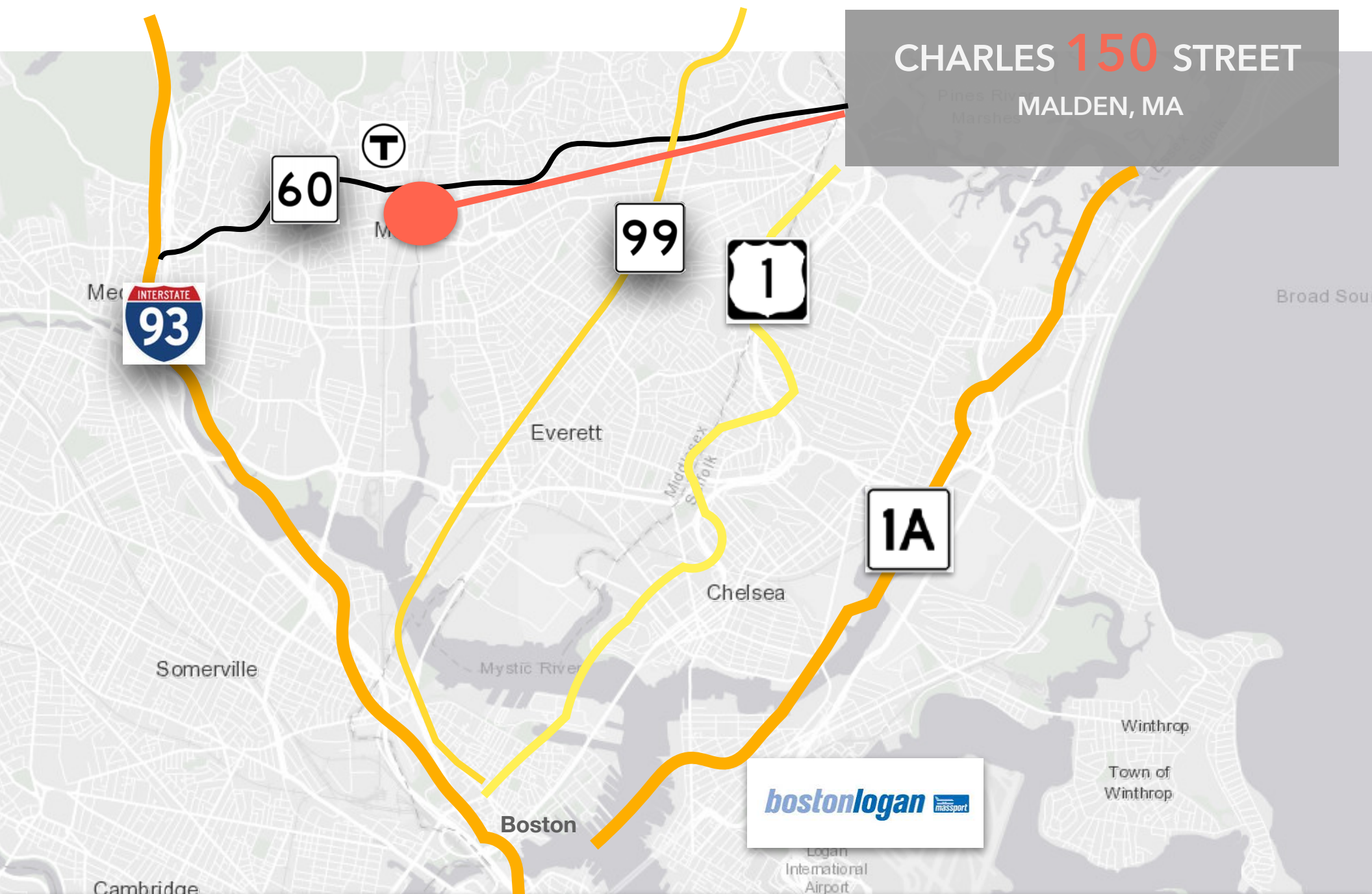
**ORANGE LINE**



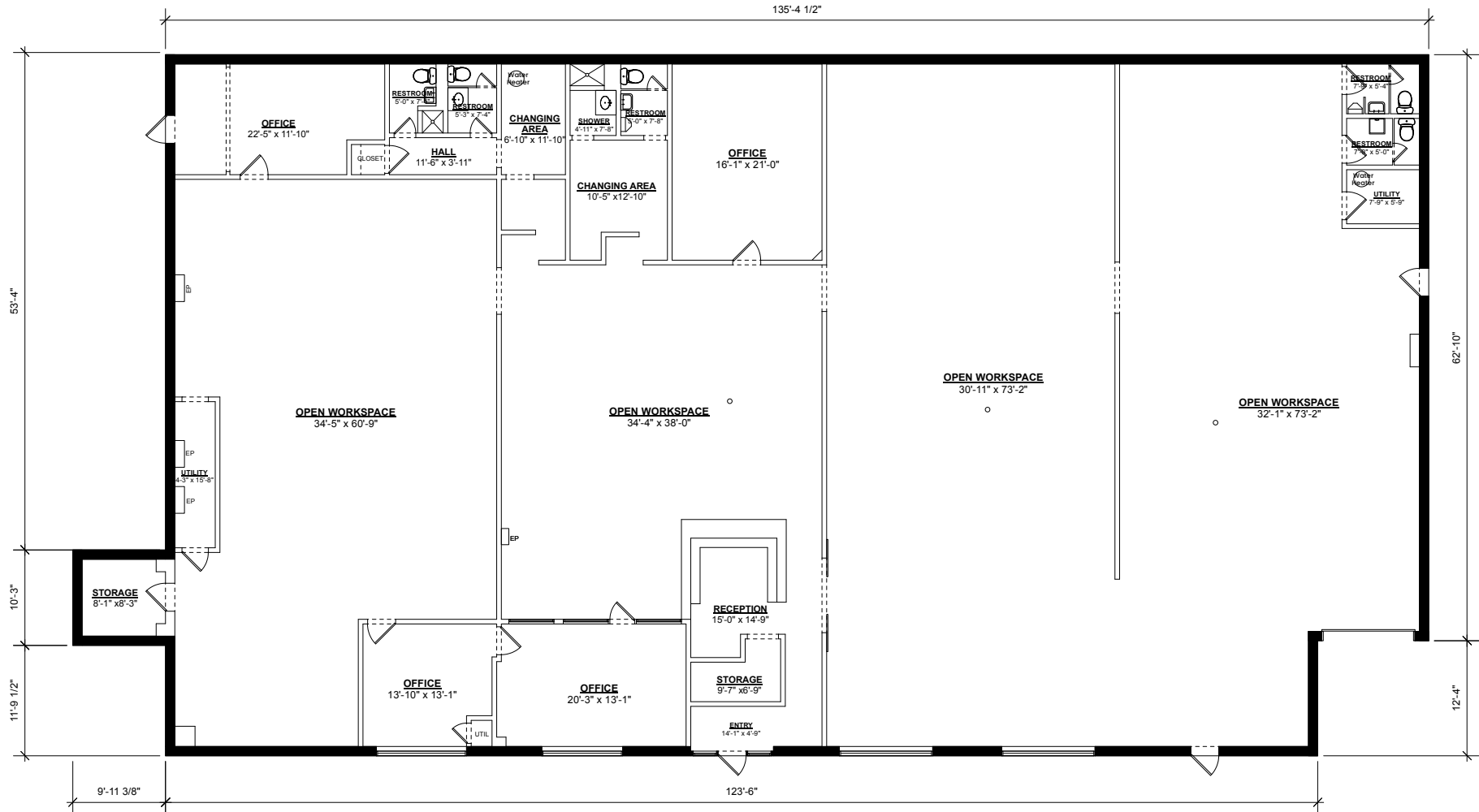
**WALK TO MBTA - MALDEN CENTER**

# CHARLES 150 STREET

MALDEN, MA

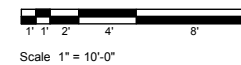


# FLOOR PLAN



**FIRST FLOOR PLAN**  
 CEILING HEIGHT = 12'-6"  
 CLEAR HEIGHT = 10'-11"  
 TOTAL GROSS BUILDING AREA = 10,128 SF

EXISTING CONDITIONS FLOOR PLANS		
JOB NO.	DATE: SEPTEMBER 2024	SCALE: 1" = 10'-0"
<b>NATIONAL FLOOR PLANS</b> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		<b>150-160 CHARLES STREET</b> MALDEN, MA
		<b>1</b>



BurgessProperties.com

781-321-5200



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 PROPERTIES