

**B U R G E S S**  
P R O P E R T I E S

109 MADISON STREET  
MALDEN, MA



R&D. INDUSTRIAL. OFFICE.

T AND BUS ACCESSIBLE

As Exclusive Agent, Burgess Properties, Inc is pleased to present this renovated flex/R&D/industrial facility for lease. Fully air-conditioned, heavy power, ample parking, bus and T accessible, loading available, renovated in 2015.

<b>Space Available</b>	Total: 9,792 +/- SF    First Floor: 4,900 +/- SF    Second Floor: 4,892 +/- SF
<b>Lease Rate</b>	Starting at \$15.00 per SF NNN
<b>Power</b>	400 Amp, 3 Phase
<b>Zoning</b>	I-2 (Industrial)
<b>HVAC</b>	Central air throughout, gas heat.
<b>Life Safety</b>	Fully Sprinklered
<b>Parking</b>	2+/1,000 SF
<b>Clear Height</b>	Approximately 8'-10'
<b>Year Renovated</b>	2015
<b>RE Taxes and CAM</b>	Estimated at approximately \$3.75 per SF
<b>MBTA Proximity</b>	Walking distance to MBTA Bus and +/- half-mile to Malden MBTA T/Commuter

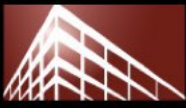
Steve Nohrden    [Steve@BurgessProperties.com](mailto:Steve@BurgessProperties.com)

[www.BurgessProperties.com](http://www.BurgessProperties.com)

214 Commercial Street, Suite 204 Malden, MA 02148

781-321-5200





**BURGESS**  
PROPERTIES

NUMEROUS AMENITIES. WALK TO MBTA T OR BUS



**Malden T & Commuter Rail**



Coming soon!



Coming soon!



Citizens Bank



**109 Madison Street**



Steve Nohrden

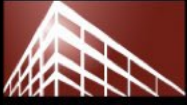
[Steve@BurgessProperties.com](mailto:Steve@BurgessProperties.com)

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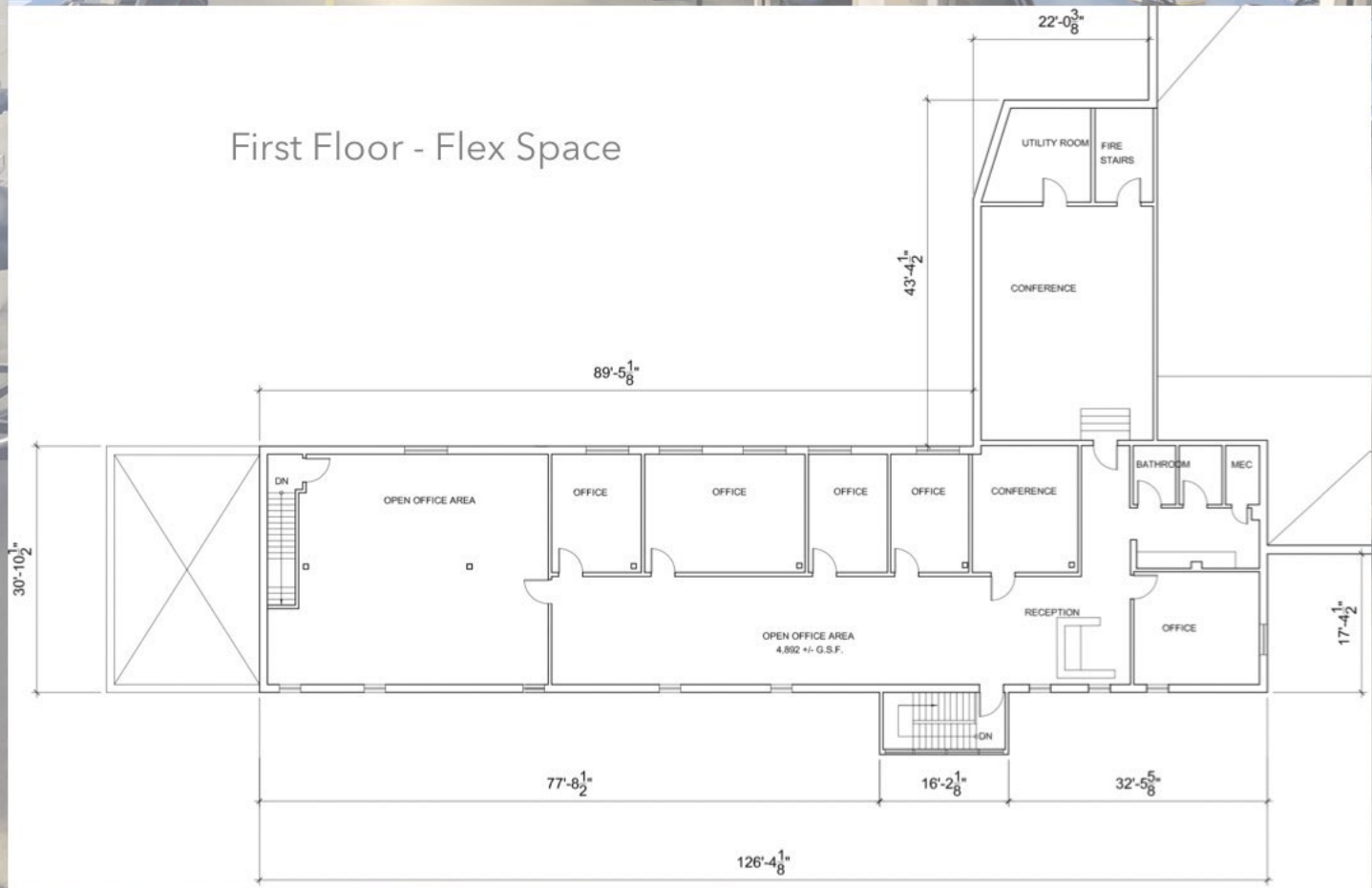
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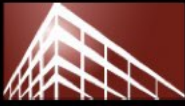
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### First Floor - Flex Space





## Second Floor - Office/Flex Space

