



BURGESS
PROPERTIES



FLEX/LAB/WAREHOUSE. MBTA ACCESSIBLE.

420 PEARL STREET, UNIT E, MALDEN, MASSACHUSETTS

As Exclusive Agent, Burgess Properties, LLC is pleased to present this +/-6,703 SF **FIRST FLOOR** flex/warehouse suite for lease.

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PROPERTY OVERVIEW

PREMESIS AREA: +/- 6,703 SF

HVAC: AIR CONDITIONING AND GAS HEAT AVAILABLE THROUGHOUT

PLUMBING: TWO RESTROOMS

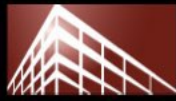
CEILING HEIGHT: DROP CEILINGS IN PLACE, +/- 20' WHEN REMOVED

LOADING DOCK: ONE SHARED, ONE DIRECT DOCK TO BE ADDED

PARKING: ONSITE PARKING AVAILABLE

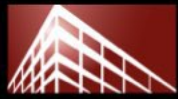
MBTA: WALK TO **MBTA** BUS AND +/- 0.7-0.9 MILES TO **ORANGE LINE** (MALDEN CENTER & WELLINGTON)





EXCEPTIONAL LOCATION





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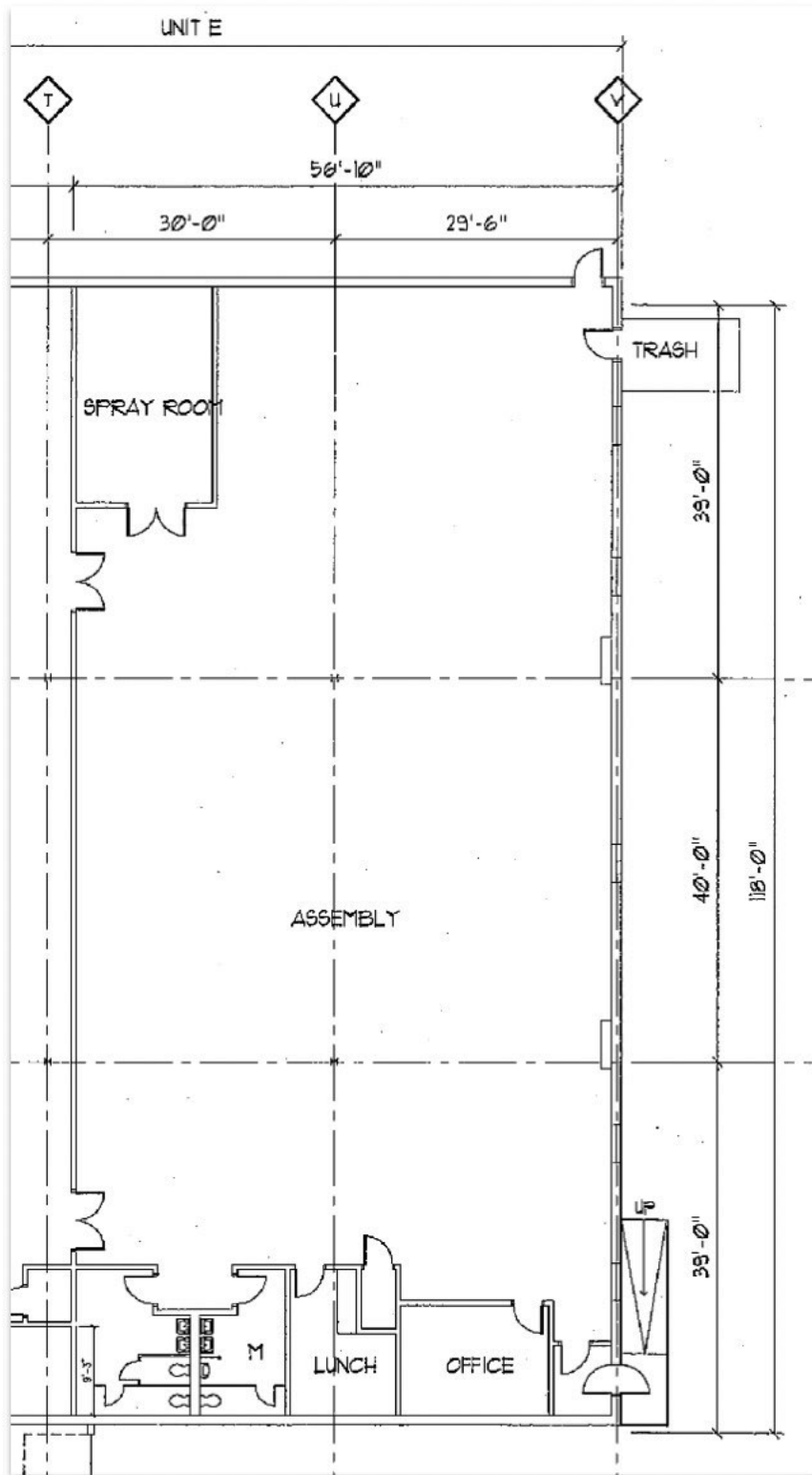
FLEX/WAREHOUSE



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OFFICE/PRODUCTION



FLOOR PLAN