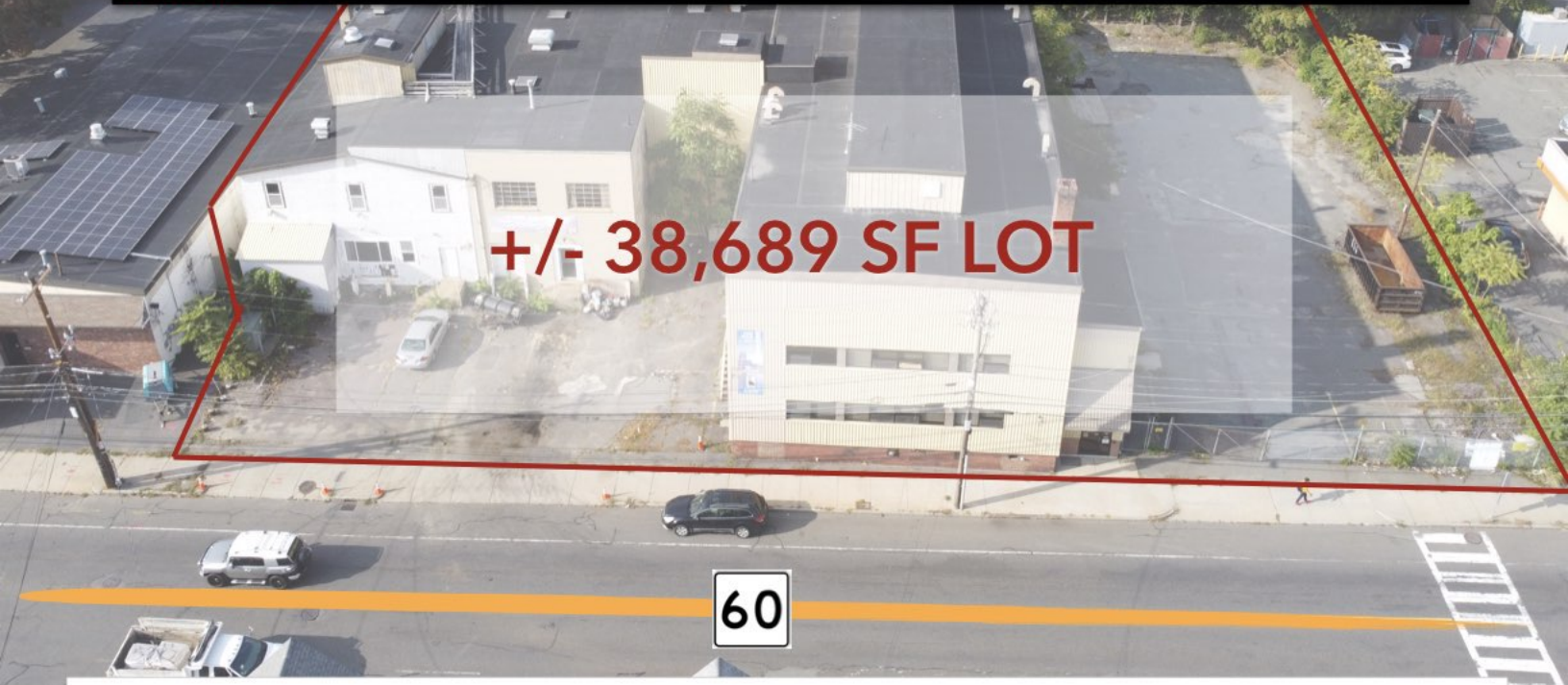


**BURGESS**  
PROPERTIES



**+/- 38,689 SF LOT**

**60**

**HIGHLY VISIBLE INDUSTRIAL. REDEVELOPMENT OPPORTUNITY.**

As Exclusive Agent, Burgess Properties, LLC is pleased to present the opportunity to purchase or lease this highly visible industrial property located minutes from I-93 and Rt. 1. Abutting Malden's Bike Path and featuring 225' of frontage on Route 60, an excellent candidate for redevelopment. Asking \$3,500,000.

**950-970 EASTERN AVENUE**  
MALDEN, MA

<b>Total Building Area</b>	Approximately 40,197 SF +/- on 3+ floors plus additional basement space
<b>Lot Area</b>	Approximately 0.89 AC +/- (38,689 SF +/-).
<b>HVAC</b>	Steam system. Air-conditioned offices
<b>Loading</b>	Three loading docks
<b>Life Safety</b>	Fully Sprinklered (Wet system)
<b>Ceiling Height</b>	+/- 8.5 - 22'
<b>MBTA Proximity</b>	Walk or ride to Malden MBTA T via the abutting Bike to the Sea (Northern Strand) Trail. MBTA Buses also available.
<b>Zoning</b>	Industrial 1 (I-1)
<b>Environmental</b>	21E on file
<b>Amenities</b>	Abutting Adam's Plaza (Dunkin, Brother's Roast Beef, etc). Many other nearby amenities.

Burgess Properties, LLC

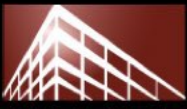
Steve Nohrden

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

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

214 Commercial Street, Suite 204 Malden, MA 02148

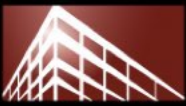
781-321-5200



EXCELLENT COMMUTER LOCATION

950-970 Eastern Avenue  
MALDEN





**BURGESS**  
PROPERTIES

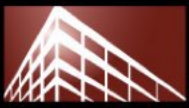


BIKE PATH

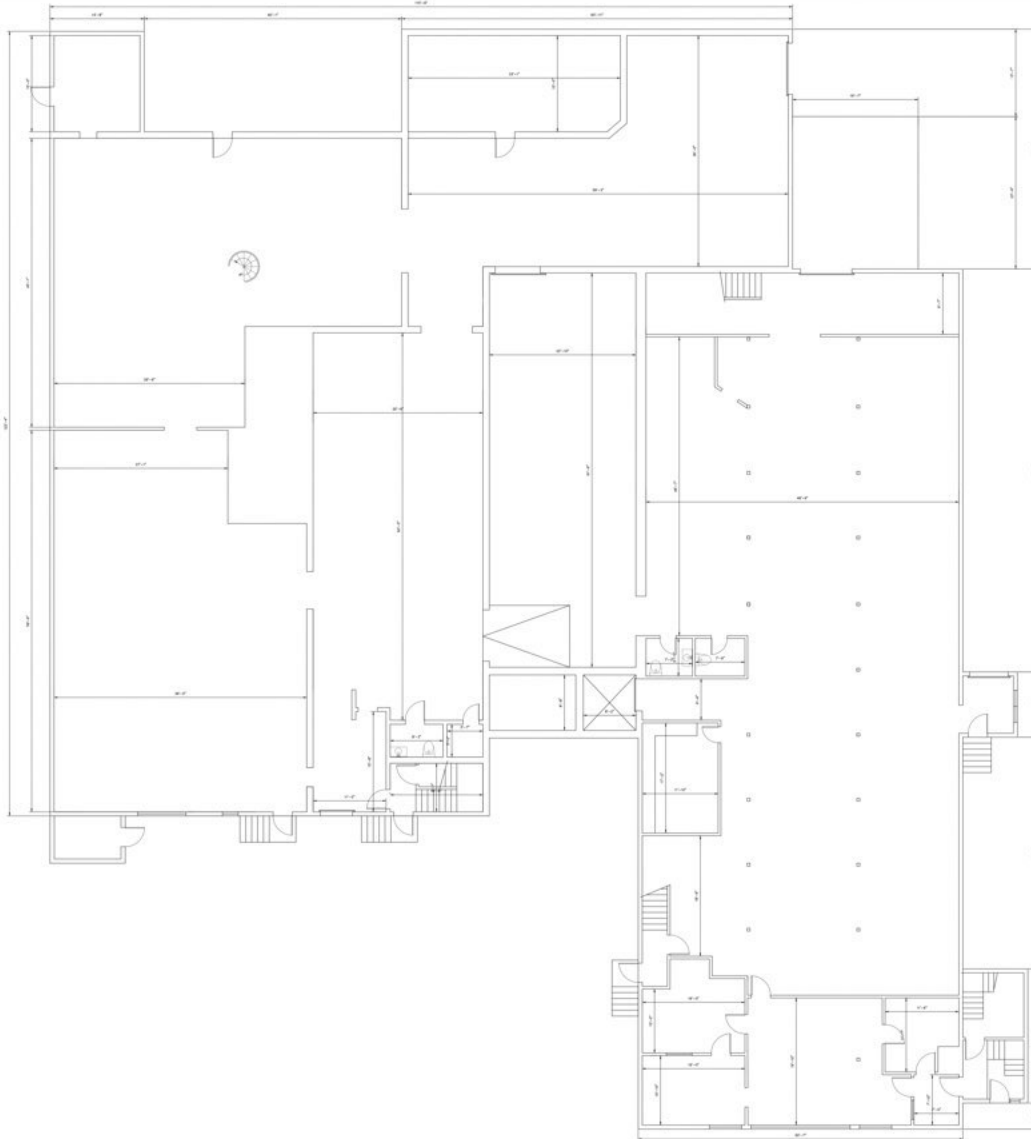
SITE

99

60



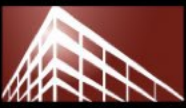
# FIRST FLOOR PLAN



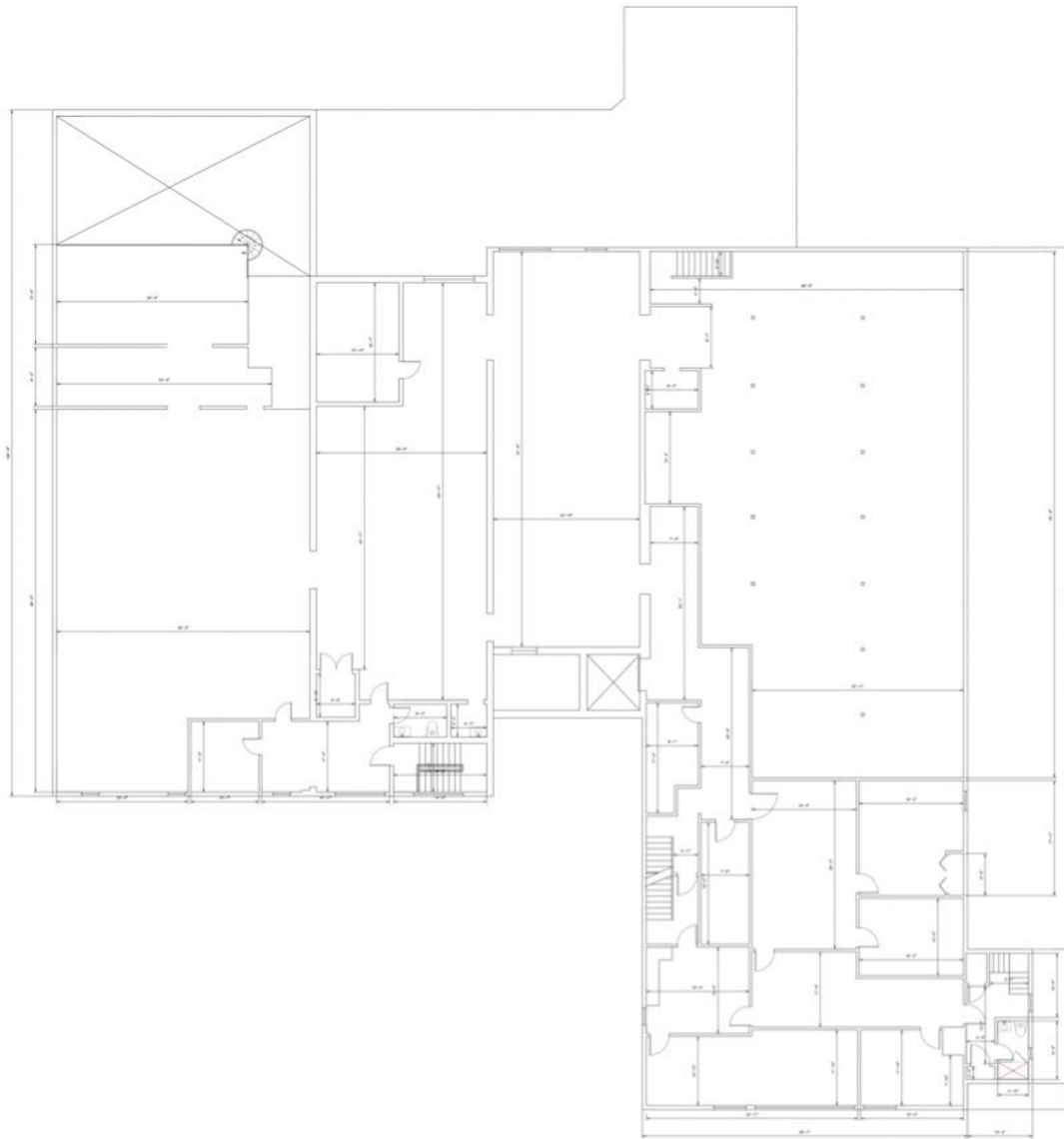
EXISTING FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

GROSS AREA: +/- 18,158 SQ FT

General Notes		
Comments		
Drawn by JMK		
Checked by NHT		
No.	Revision/Issue	Date
Firm Name and Address		
<b>JMK DESIGNS</b>		
15 Constitution Drive Ste. 150 Bedford, NH 03110 (603) 319-5255		
Project Name and Address		
Existing Conditions @ 960 Eastern Avenue Malden, MA		
Issued For FLOOR PLANS		Sheet
Date	09/20/2018	EX-1
Scale	AS NOTED	



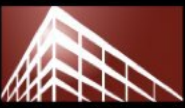
# SECOND FLOOR PLAN



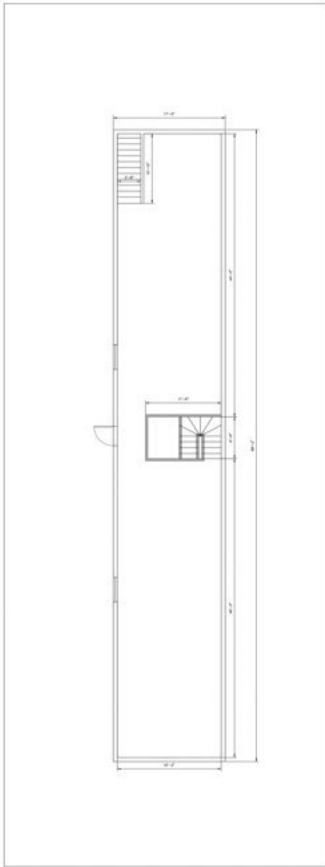
EXISTING SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"

GROSS AREA: +/- 14,245 SQ FT

General Notes		
Comments		
Drawn by JMK		
Checked by THT		
No.	Revision/Issue	Date
Firm Name and Address		
<b>JMK DESIGNS</b> 15 Constitution Drive, Ste. 110 Bedford, NH 03110 (603) 310 5255		
Project Name and Address		
Existing Conditions 960 Eastern Avenue Malden, MA		
Project Title FLOOR PLANS		Sheet
Date 09/20/2018		EX-2
Scale AS NOTED		

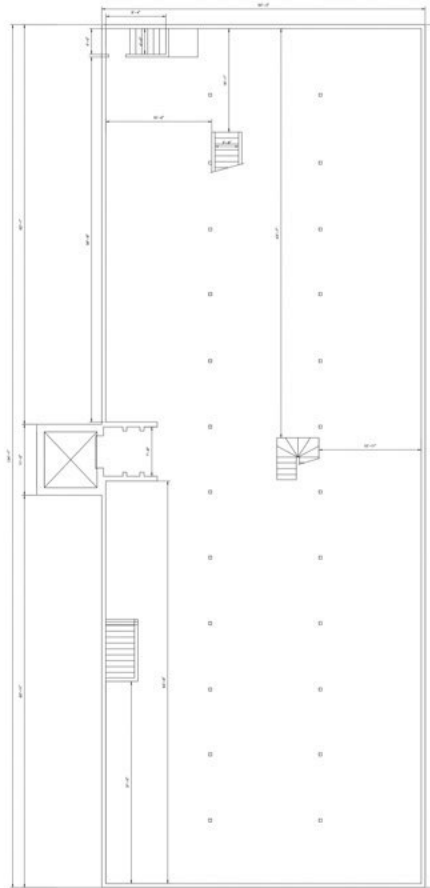


# THIRD & FOURTH FLOOR PLAN



EXISTING FOURTH FLOOR PLAN  
SCALE: 3/16" = 1'-0"

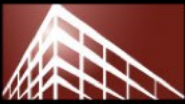
GROSS AREA: +/- 1,706 SQ FT



EXISTING THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

GROSS AREA: +/- 6,737 SQ FT

General Notes		
Comments		
Drawn by JM		
Checked by NH		
No.	Revision/Issue	Date
Firm Name and Address		
<b>JMK DESIGNS</b>		
15 Constitution Drive Ste. 150 Bedford, NH 03110 (603) 310 5235		
Project Name and Address		
Existing Conditions © 960 Eastern Avenue Malden, MA		
Issued For FLOOR PLANS	Sheet	EX-3
Date 09/20/2018		
Scale AS NOTED		



# SITE PLAN

**RENEY, MORAN, & TIVNAN**

REGISTERED LAND SURVEYORS  
75 HAMMOND STREET - FLOOR 2  
WORCESTER, MA 01610-1723  
PHONE: 508-752-8885  
FAX: 508-752-8895  
RMT@HSTGROUP.NET

A Division of H. S. & T. Group, Inc.

REGISTRY MIDDLESEX SOUTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE 80A, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

**MORTGAGE INSPECTION PLAN**

NAME 950 - 970 EASTERN AVE, LLC

LOCATION 950 - 970 EASTERN AVENUE

MALDEN, MA

SCALE 1" = 50' DATE 9/21/2018

DEED BOOK/PAGE 58874/255

PLAN BOOK/PLAN 3095/END

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

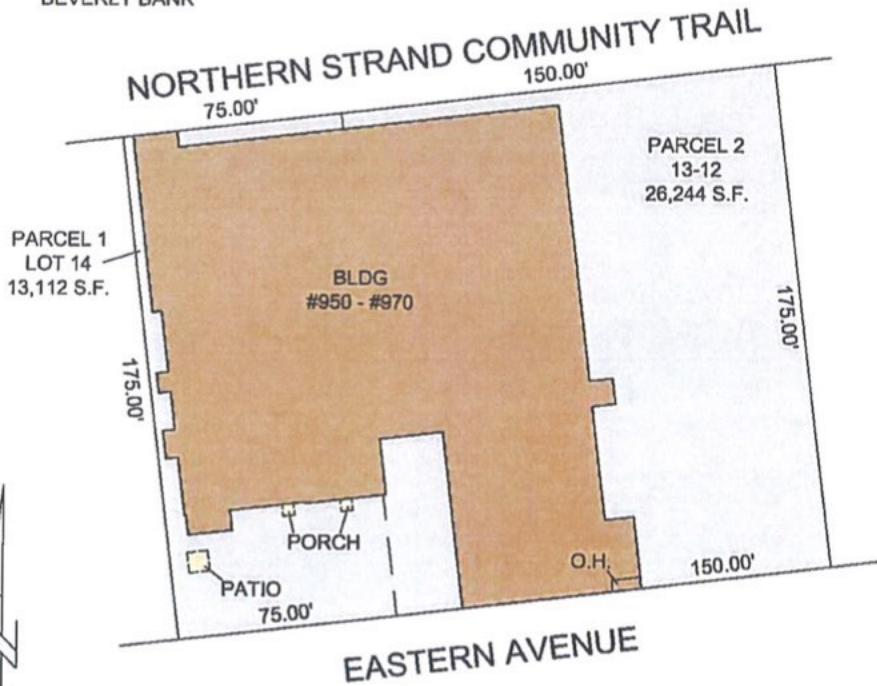
441E DTD 06-04-2010

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE, UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



CERTIFY TO:

BEVERLY BANK



REQUESTING OFFICE: TINTI, QUINN, GROVER & FREY, P.C.  
REQUESTED BY:

DRAWN BY: SMB  
CHECKED BY:

JOB # 09-733-18

Steve Nohrden  
Steve@BurgessProperties.com