



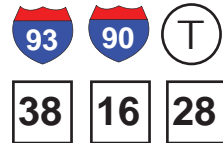
# 171 MEDFORD STREET

MALDEN, MA

R&D / Manufacturing / Industrial

10 Minutes to Boston

easy access to:



Orange Line

Malden River

Medford St.

Canal St.

171 Medford Street

LOCATION | CONVENIENCE | VALUE

**NOW AVAILABLE**

46,920 SF | Warehouse & Mezzanine Space  
2,280 SF | Existing Office Space  
49,200 SF | Total



## Location

In the heart of Greater Boston's Inner Belt:

- 10 minutes into downtown Boston
- 10 minutes into Cambridge
- 15 minutes to Logan International Airport
- 5 minutes to I-93
- 5 minutes to Route 1
- 10 minutes to I-90 and I-95

- 1 mile to Routes 16, 38 and 28
- 1/2 mile to Malden Center
- 1/2 mile to a major MBTA transit hub

## Description

- Ideal Corporate Headquarters
- R&D/industrial/manufacturing space
- Flexible floor plan
- 1.5 parking spaces per 1000 SF
- On scenic Malden River
- Architectural block, metal panel exterior

**CP**  
COMBINED PROPERTIES

Since 1935



# 171 MEDFORD STREET

MALDEN, MA

R&D / Manufacturing / Industrial



*A full-service investment & development real estate firm, creating better places to live & work. <sup>sm</sup>*

## SPECIFICATIONS

### Ideal Corporate Headquarters, Industrial, Manufacturing and R&D Space

**Address:** 171 Medford Street  
Malden, MA 02148

**Loading:** 3 Tailboards at 8'H x 10'W  
1 Drive in at 10'H x 10'W

**Clear Height:** 22'

**Column Spacing:** 30' x 40'

**Construction:** Steel frame and concrete

**Exterior:** Architectural block and metal panel

**Roof:** New, tar and gravel

**HVAC:** Fully heated;  
A/C in office area

**Fire Prevention:** Wet sprinkler system throughout

**Lighting:** Sodium vapor

**Electricity:** 2000 amps

**Natural Gas:** National Grid

**Water & Sewer:** City of Malden

**Telecom:** Fiber available

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### Contact

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