# 260 EASTERN AVE, MALDEN, MA

1.68 ACRES PAVED LAND
INCLUDING 11,945 SF BUILDING
FOR SALE

OFFERING MEMORANDUM



## EXCLUSIVELY LISTED BY:

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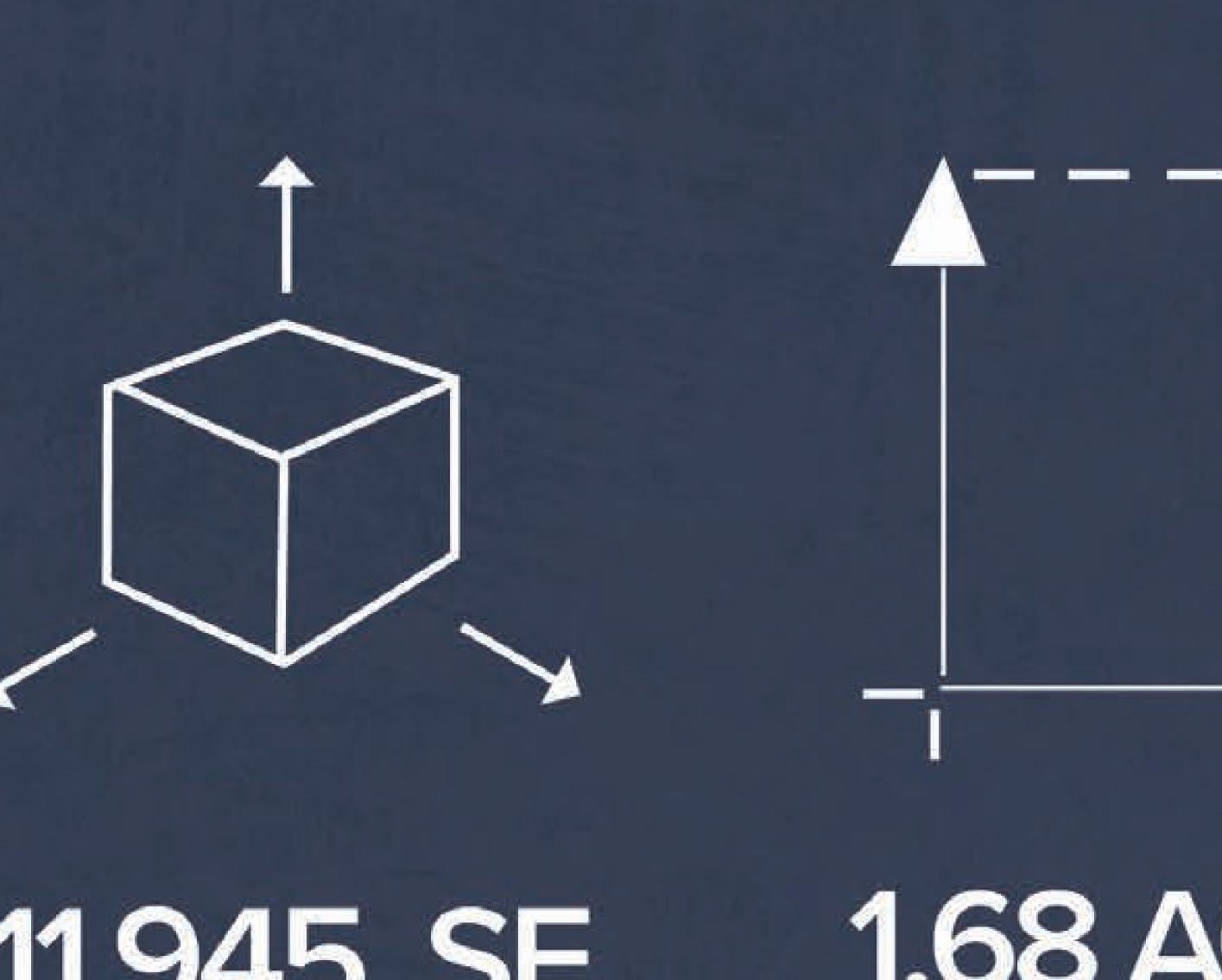
CORPORATE NEIGHBORS MAP

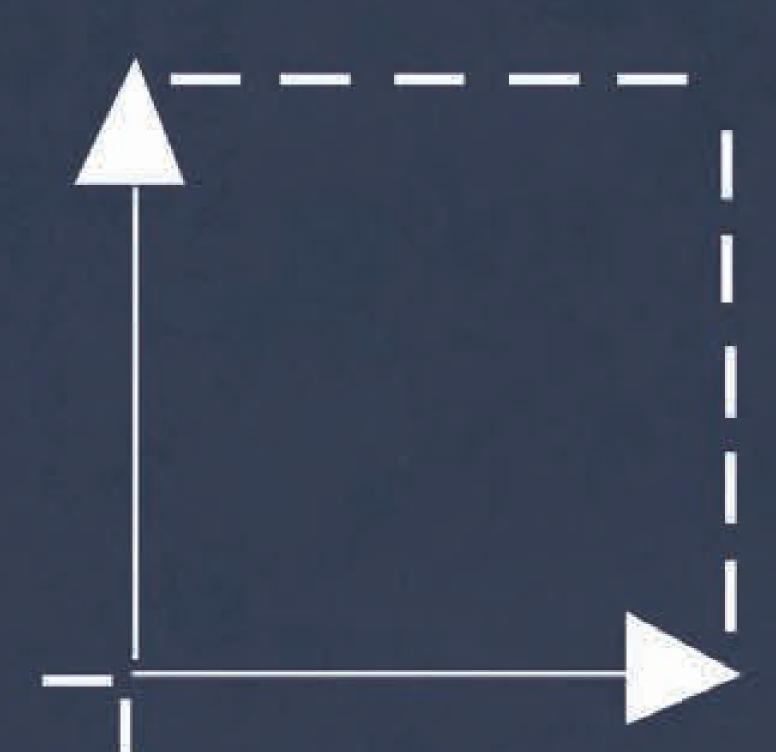
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## PROPERTY SPECIFICATIONS







11,945 SF BUILDING

1.68 ACRES PAVED LAND

2.5 MILES FROMI-93

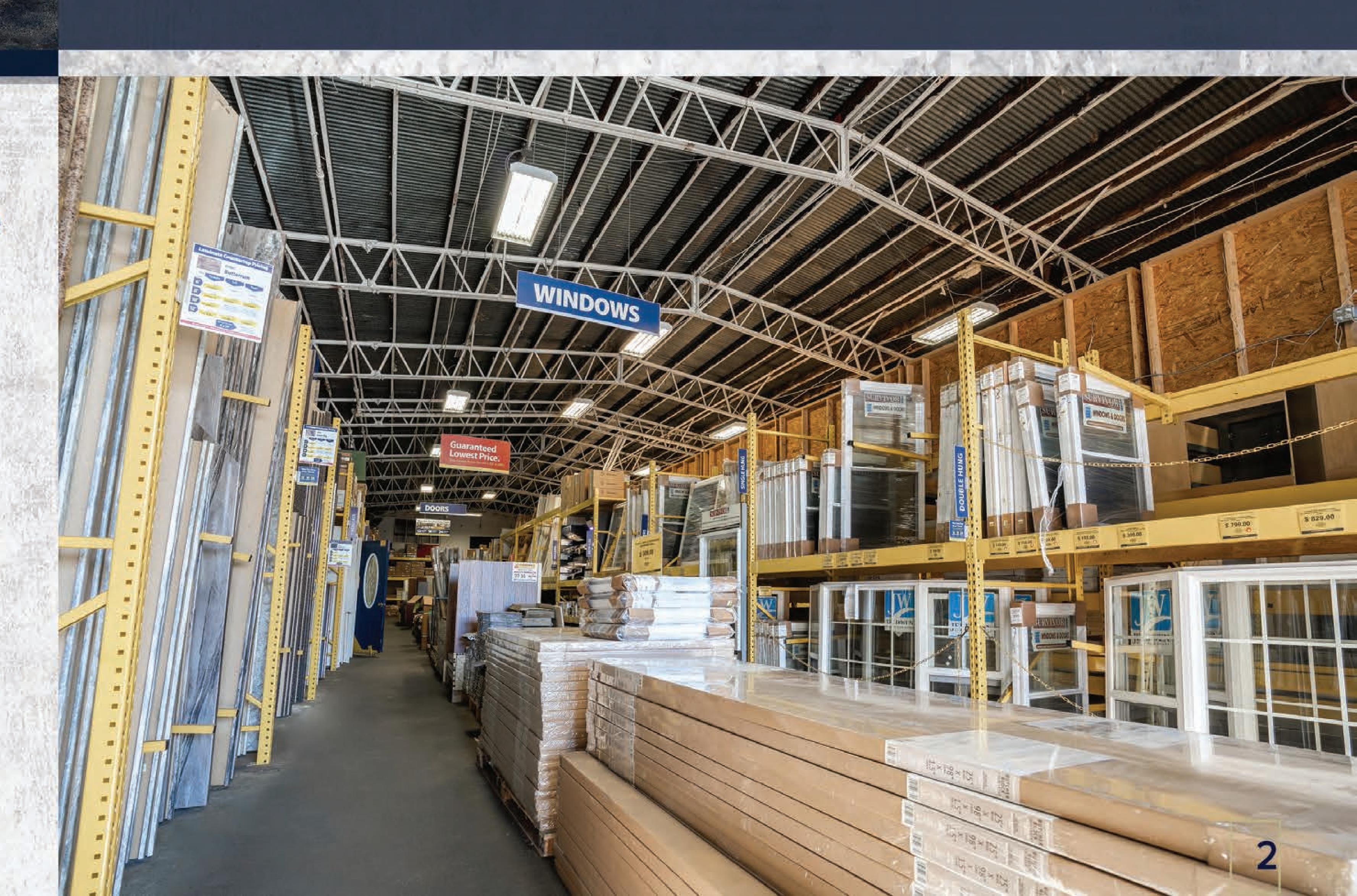
## PROPERTY HIGHLIGHTS

11,945 SF Industrial/Flex/Retail Building on 1.68 Acres of Paved Space for Lease Superior Location

- 2.2 Miles from Route 1
- 2.5 Miles from I-93
- 2.5 Miles from Encore Boston Resort
- 7 Miles from Boston Logan International Airport

#### Excellent Demographics

- 1,730,232 people within a 10-mile radius
- 276,708 households in a 5-mile radius
- \$103,577 average household income within a 3-mile radius



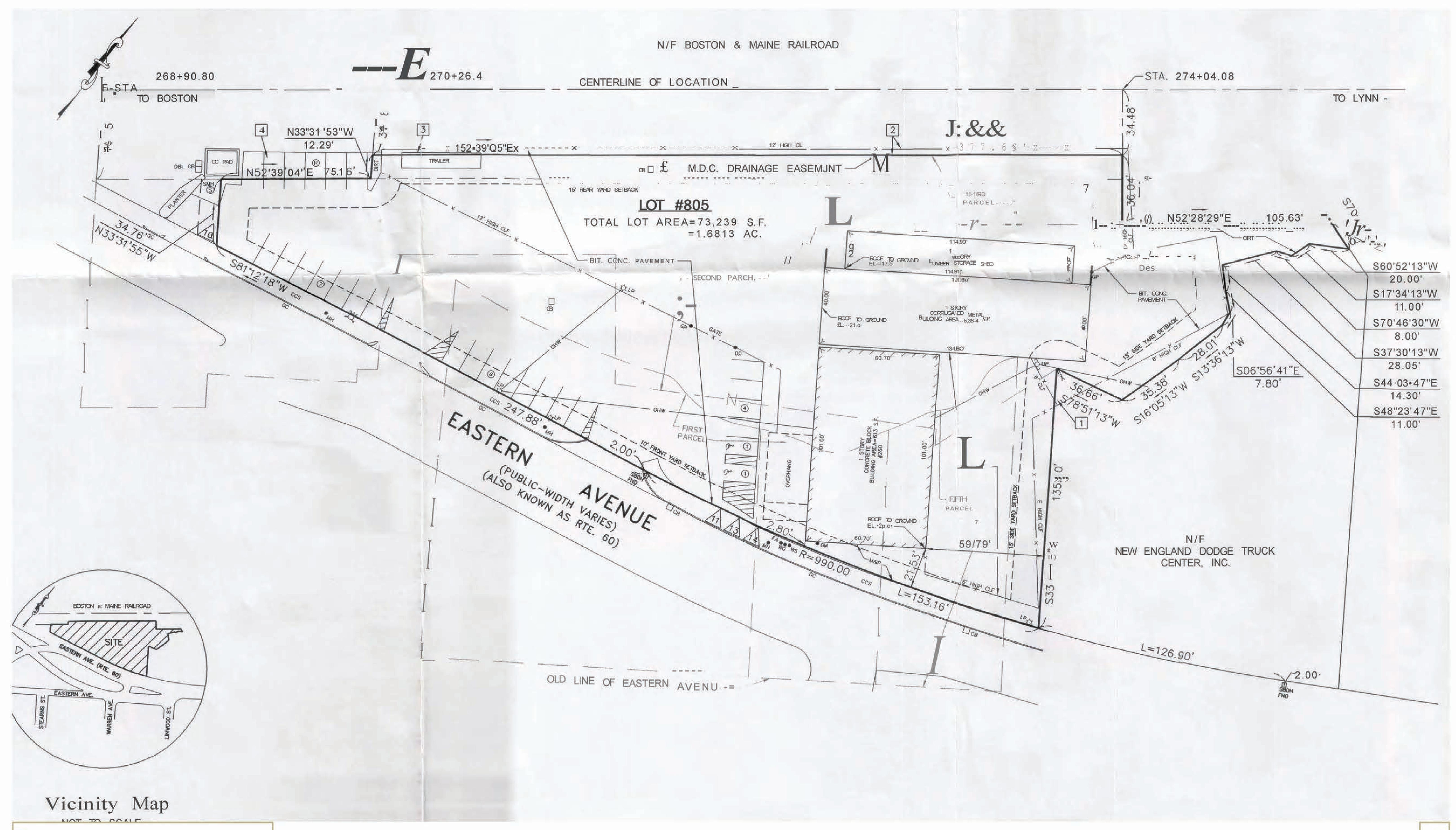
### PROPERTY USES

PROPERTY USES ALLOWED CLUB OR LOUNGE DAY CARE CENTERS RELIGIOUS FACILITIES OFFICES, GENERAL RECREATION; GAINFUL BUSINESS RETAIL SALES - LESS THAN 5,000 SQ FT GROSS FLOOR AREA RETAIL SALES, ONLY IN CONJUNCTION WITH ON SITE MANUFACTURING, WAREHOUSING, WHOLESALING & DISTRIBUTION RETAIL SERVICES BUILDING CONSTRUCTION & CONTRACTING MANUFACTURING AND REPAIR RESEARCH AND DEVELOPMENT LIGHT MANUFACTURING PUBLIC SERVICE CORPORATION

ALLOWABLE USES WITH SPECIAL PERMIT GASOLINE FILLING & SERVICE STATION MEDICAL CENTER RECREATION, GAINFUL BUSINESS, SECONDARY TO PRINCIPAL CLUB/ LODGE RESTAURANT, "FAST FOOD" SERVICE, THAT DOES NOT TAKE CALL-AHEAD ORDERS AND IS IN EXCESS OF 1000 SQ FT GROSS FLOOR AREA RETAIL SALES - 5,000 ST FEET OR MORE GROSS FLOOR AREA SELF-STORAGE OFF-SITE PARKING FACILITIES CONVENIENCE STORE SUPERMARKET ADULT DAY HEALTH CENTER KENNEL MARIJUANA RESEARCH, RETAILER, TESTING LAB, CULTIVATOR, TRANSPORTER

3 260 EASTERN AVE

## SITEPLAN



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## ABOUTMALDEN

MALDEN, MASSACHUSETTS, HAS A HISTORY THAT GOES BACK TO THE EARLY 17TH CENTURY. IN 1640, PURITANS SETTLED THE AREA ON LAND ACQUIRED IN 1629 FROM THE PENNACOOK TRIBE. THIS AREA, LOCATED NORTH OF THE MYSTIC RIVER, WAS INITIALLY PART OF CHARLESTOWN AND KNOWN AS "MISTICK SIDE." IT BECAME ITS OWN TOWN ON MAY 2, 1649, WHEN IT WAS NAMED "MALDEN" BY JOSEPH HILLS, A SETTLER WHO HAILED FROM MALDON, ENGLAND. MALDEN WAS LATER INCORPORATED AS A CITY ON MARCH 31, 1882, AND ORIGINALLY INCLUDED WHAT ARE NOW THE NEARBY CITIES OF MELROSE AND EVERETT UNTIL THEY SEPARATED IN 1850 AND 1870, RESPECTIVELY.

DURING THE AMERICAN REVOLUTION, MALDEN'S RESIDENTS WERE ACTIVELY INVOLVED IN RESISTING BRITISH RULE. THE TOWN WAS NOTABLE FOR BEING THE FIRST TO OFFICIALLY REQUEST THE COLONIAL GOVERNMENT TO BREAK AWAY FROM THE BRITISH EMPIRE, DEMONSTRATING ITS CITIZENS' STRONG DESIRE FOR INDEPENDENCE.

MALDEN OFFERS AROUND 30 PARKS WITH VARIOUS RECREATIONAL FACILITIES LIKE TENNIS AND BASKETBALL COURTS, PLAYGROUNDS, BALL FIELDS, AND A SKATE PARK. THE RECENTLY UPGRADED MACDONALD STADIUM FEATURES A 400-METER SYNTHETIC TRACK AND MODERN TURF. MALDEN IS ALSO ADJACENT TO THE 56-ACRE MIDDLESEX FELLS RESERVATION, KNOWN FOR ITS WALKING AND HIKING TRAILS. FELLSMERE POND, A 25-ACRE SITE, IS CONSIDERED THE "JEWEL OF MALDEN." THE CITY HAS A SWIMMING POOL ON MOUNTAIN AVENUE RUN BY THE DEPARTMENT OF CONSERVATION AND RECREATION. ADDITIONALLY, PINE BANKS PARK, MANAGED JOINTLY BY MALDEN AND MELROSE, STRADDLES THE BORDER OF THE TWO CITIES.

# GREATER BOSTON INDUSTRIAL MARKET REPORT

#### OVERVIEW

12 MO DELIVERIES IN SF	7.3M	Control Control
12 MONTH NET ABSORPTION IN SF	(16.5K)	
VACANCY RATE	6.7%	Construction Construction
MARKET ASKING RENT GROWTH	7.1%	

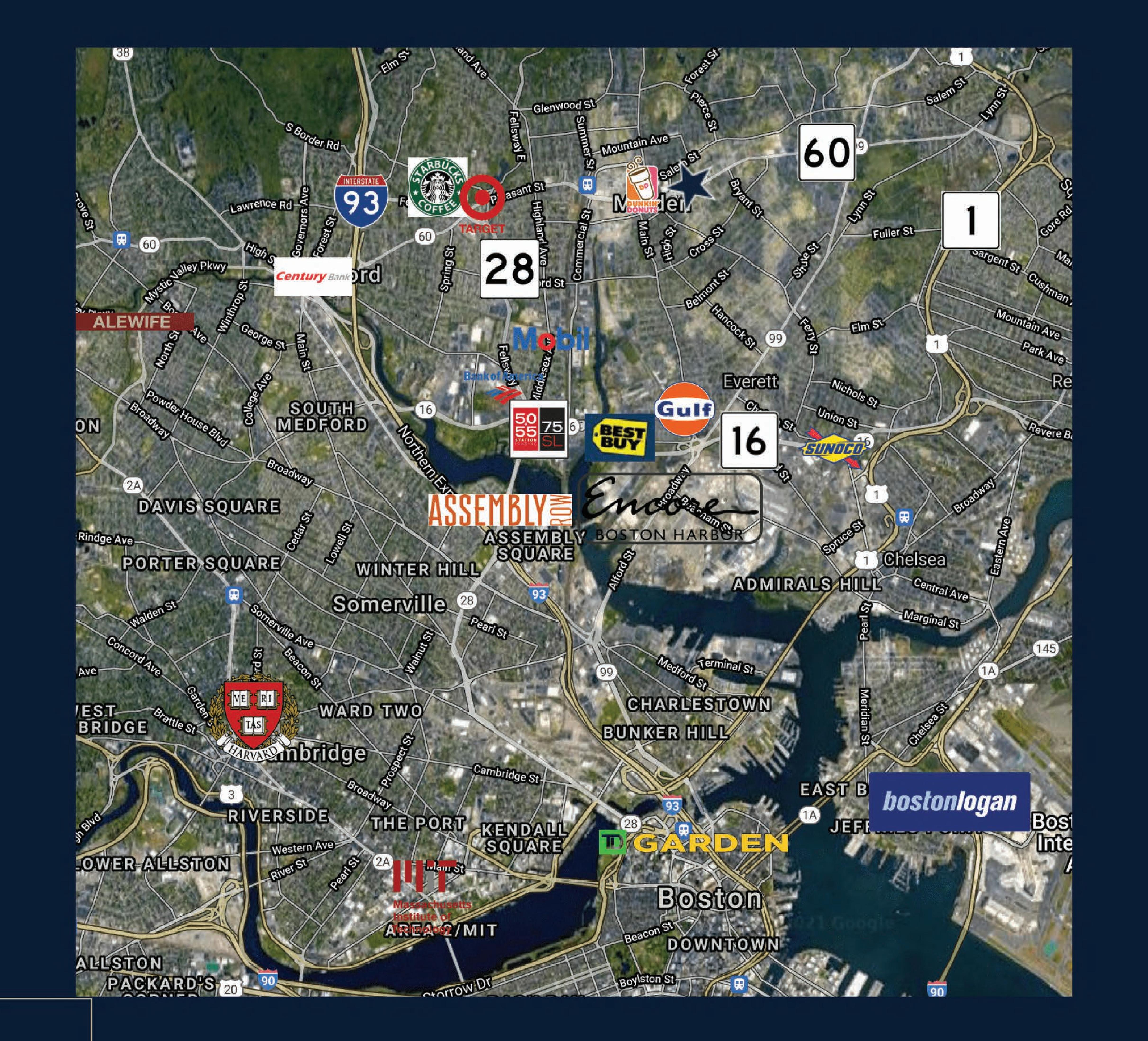
#### UNDER CONSTRUCTION PROPERTIES

PROPERTIES			21	
SQUARE FEE			3,277	,425
PERCENT OF	INVENTORY		1.2%	
PRELEASED			37.6%	

#### SALES PAST 12 MONTHS

SALE COMPARABLES	353
AVERAGE CAP RATE	7.6%
AVERAGE PRICE/SF	\$164
AVERAGE VACANCY AT SALE	8.7%

	DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Mary	TOTAL HOUSEHOLDS	105,525	276,708	704,302
100 S.	# OF PERSONS PER HH	2.5	2.3	2.3
	AVERAGE HH INCOME	\$103,577	\$122,425	\$125,135
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	MEDIAN HOME VALUE	\$499,085	%632,736	\$666,582



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FOR LEASE

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