

**±76,300 RSF INDUSTRIAL OPPORTUNITY** 

SUBDIVISIBLE SPACE AVAILABLE





## 180 CHARLES

# WAREHOUSE / LOGISTICS LIGHT MANUFACTURING R&D RECREATIONAL

### SPACE THAT WORKS YOUR WAY

180 Charles Street presents a unique R&D and flex opportunity in a highly adaptable industrial property, designed to meet the evolving needs of today's users. With the ability to demise the space, tenants can customize layouts to fit a variety of uses from light manufacturing and R&D to flexible workspace solutions. A significant power upgrade to 2000 AMPs is underway and set for completion in Q2 2025, enhancing the building's capacity for specialized operations.



2000 AMP Power Upgrade Q2 2025



Demising Available



Walking Distance to Orange Line (Malden Center)



Trailer Storage



8 Loading Docks



Local/State Incentives Available



Strong Transportation
Connectivity & Major
Bus Hub

# **Building Specs**

BUILDING SF

**AVAILABLE SF** 

- ±64,300 SF
- Plus ±12,000 SF Mezzanine (Removable)

ROOF

- Rubber Membrane Roof
- 138 MKWH Solar System

PARKING

**ELECTRIC** 

SERVICE

**WAREHOUSE** 

Up to 98 Spaces80 Cars & 15 Trailer Spaces

2,000 Amp, 480 Volt,

Power upgrade to 2,000
 Amps underway. Additional

upgrade available as

Two 3-ton Capacity cranes,

additional specs available

3-Phase

needed

upon request

OFFICE SF 6,200 SF

LAND ACRES

3.8 AC

Divisible

CLEAR HEIGHT

25'

COLUMN SPACING

8 Docks

4 Covered

30' x 50'

DRIVE-IN DOORS 1 Drive-in

**DOCK DOORS** 

ZONING

**CRANES** 

DOCK DOORS

Industrial 2 (I-2)
Manufacturing, R&D as of

right now

8 Docks

180CHARLES

### 180 CHARLES SITE PLAN EXIT TO ROAD CHARLES STREET **I-93** EXIT TO ROAD 1.5 MILES EXIT TO ROAD COMERCIAL STREET CANAL STREET OFFICE EXIT TO ROAD MEZZANINE WAREHOUSE 4 COVERED LOADING DOCKS 2 LOADING DOCKS EXIT TO ROAD 2 LOADING DOCKS **CAMBRIDGE / BOSTON** LOGAN AIRPORT → 5 MILES 9 MILES

# 180 CHARLES AVAILABILITY SINGLE TENANT MEZZANINE ±12,000 RSF **2 LOADING** COMMERCIAL STREET **DOCKS** CANAL STREET ±64,300 RSF 2 LOADING DOCKS **4 COVERED LOADING DOCKS DRIVE-IN** 180CHARLES

### 180 CUSTOMIZABLE SPACE PLANS MULTI-TENANT OPTION 1 MULTI-TENANT OPTION 2 **TENANT A OFFICE TENANT A OFFICE** ±3,623 RSF ±2,343 RSF **TENANT C TENANT A TENANT B TENANT A WAREHOUSE** ±20.659 RSF ±19,722 RSF ±20,761 RSF ±33,085 RSF ±24,642 RSF 2 LOADING 2 LOADING DOCKS DOCKS 4 COVERED LOADING DOCKS 4 COVERED LOADING DOCKS

\*MEZZANINE AVAILABLE

**DRIVE-IN** 

**DRIVE-IN** 







# 180 CHARLES

MALDEN, MA

### FOR MORE INFORMATION, PLEASE CONTACT:

### **SCOTT GREDLER**

617 204 5975

scott.gredler@cushwake.com

#### **PETE WHORISKEY**

617 204 4138

pete.whoriskey@cushwake.com

#### **GEORGE O'CONNOR**

617 279 4544

george.oconnor@cushwake.com

#### **JIM MURPHY**

781 264 4442

jim.r.murphy@cushwake.com

QuakerLane



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.