

MALDEN, MA

180 CHARLES

±76,300 RSF INDUSTRIAL OPPORTUNITY

SUBDIVISIBLE SPACE AVAILABLE


 **QuakerLane**

 **CUSHMAN &
WAKEFIELD**


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

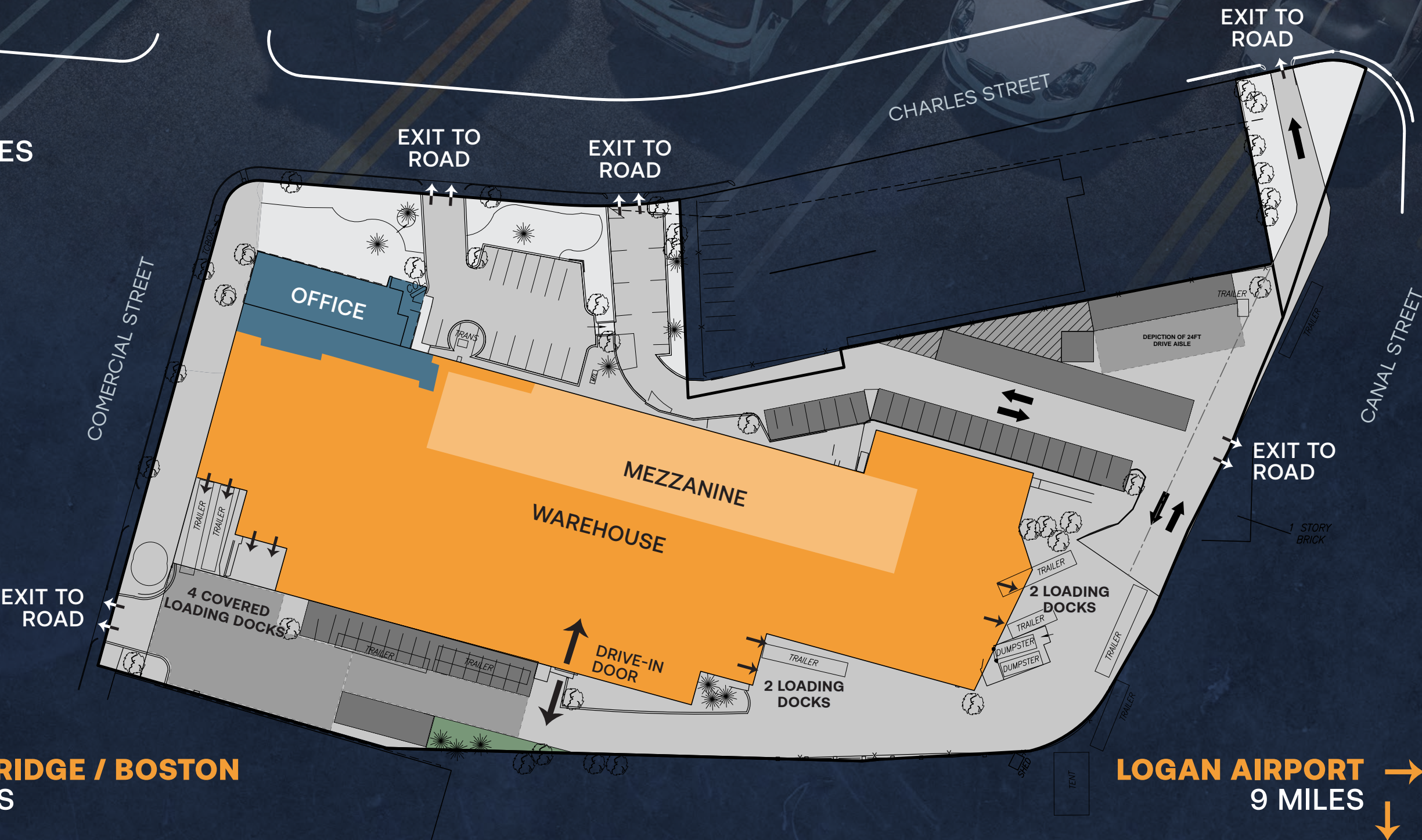
Building Specs

BUILDING SF	<ul style="list-style-type: none">±64,300 SFPlus ±12,000 SF Mezzanine (Removable)	ROOF	<ul style="list-style-type: none">Rubber Membrane Roof138 MKWH Solar System
AVAILABLE SF	Divisible	PARKING	<ul style="list-style-type: none">Up to 98 Spaces80 Cars & 15 Trailer Spaces
OFFICE SF	6,200 SF	ELECTRIC SERVICE	<ul style="list-style-type: none">2,000 Amp, 480 Volt, 3-PhasePower upgrade to 2,000 Amps underway. Additional upgrade available as needed
LAND ACRES	3.8 AC	WAREHOUSE CRANES	Two 3-ton Capacity cranes, additional specs available upon request
CLEAR HEIGHT	25'	ZONING	Industrial 2 (I-2) Manufacturing, R&D as of right now
COLUMN SPACING	30' x 50'	DOCK DOORS	8 Docks
DOCK DOORS	8 Docks 4 Covered		
DRIVE-IN DOORS	1 Drive-in		

SITE PLAN

180
CHARLES

↑
← I-93
1.5 MILES



← CAMBRIDGE / BOSTON
5 MILES
↓

→ LOGAN AIRPORT
9 MILES
↓

AVAILABILITY

SINGLE TENANT

COMMERCIAL STREET

CANAL STREET



CUSTOMIZABLE SPACE PLANS

MULTI-TENANT OPTION 1



MULTI-TENANT OPTION 2



*MEZZANINE AVAILABLE

BUILT FOR EFFICIENCY

180
CHARLES





MALDEN CENTER

LOCATION & ACCESS

180
CHARLES

NEIGHBORHOOD AMENITIES



Exchange Street Bistro
Contemporary Bistro Cuisine



Stop&Shop®

TRANSPORTATION & BUS HUB

STATION STOPS

- Malden Center – 3 MINUTE WALK
- Wellington Station, Medford – 4 MINUTE TRAIN
- Sullivan Square, Charlestown – 8 MINUTE TRAIN
- North Station, Boston – 12 MINUTE TRAIN
- Everett Square, Everett – 19 MINUTE BUS
- Woodland Road, Stoneham – 22 MINUTE BUS
- Winter Hill, Somerville – 30 MINUTE BUS
- Melrose Highlands, Melrose – 33 MINUTES BUS
- Revere Beach, Revere – 49 MINUTES BUS



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MALDEN, MA

FOR MORE INFORMATION, PLEASE CONTACT:

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