

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



Solar Energy

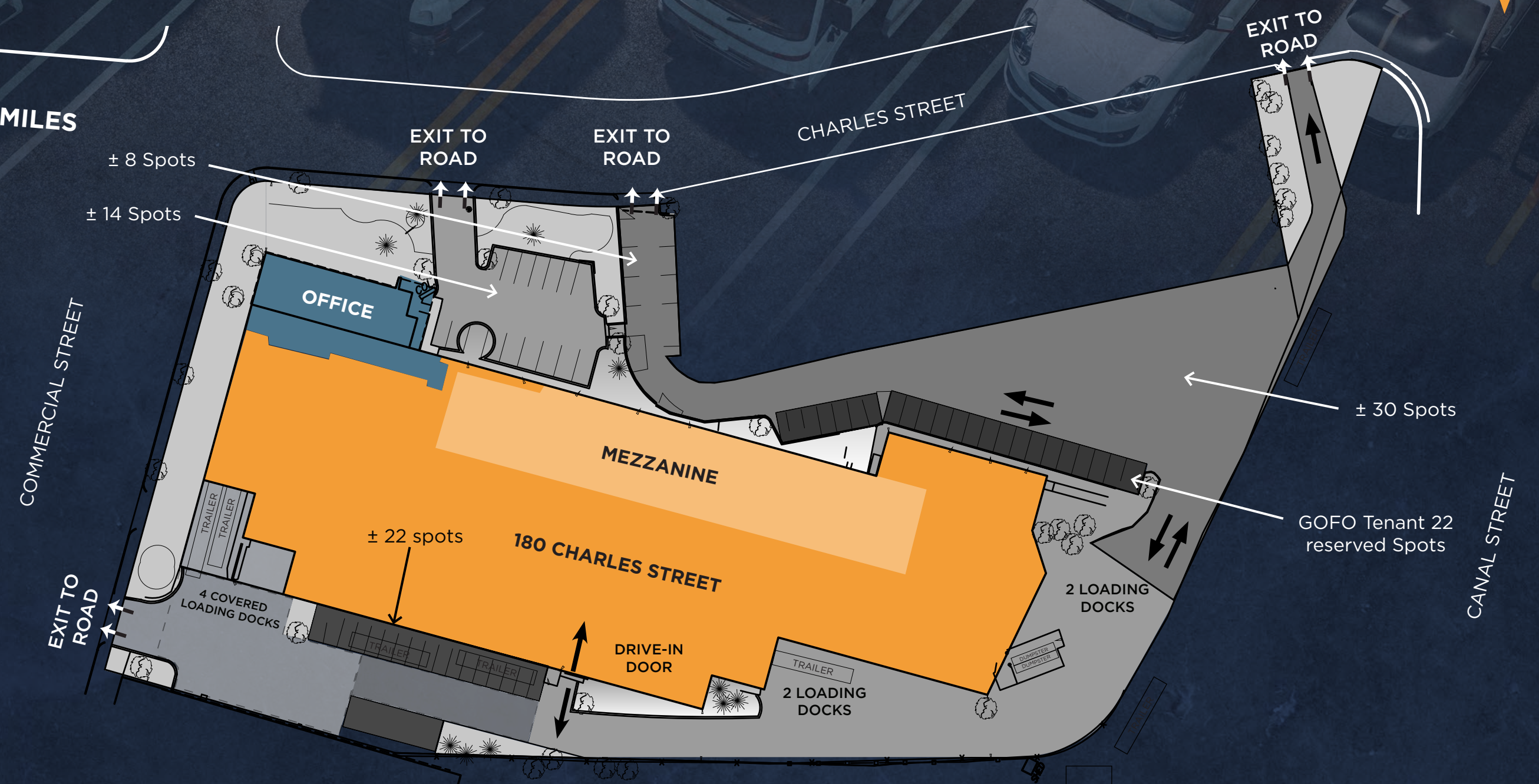
Building Specs

BUILDING SF	<ul style="list-style-type: none"> ±64,300 SF Plus ±12,000 SF Mezzanine (Removable) 	ROOF	<ul style="list-style-type: none"> Rubber Membrane Roof 138 MKWH Solar System
AVAILABLE SF	Divisible	PARKING	<ul style="list-style-type: none"> Up to 98 Spaces 80 Cars & 15 Trailer Spaces
OFFICE SF	6,200 SF	ELECTRIC SERVICE	<ul style="list-style-type: none"> 2,000 Amp, 480 Volt, 3-Phase Power upgrade to 2,000 Amps underway. Near completion
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		

180 CHARLES

LOGAN AIRPORT
9 MILES

INTERSTATE
93
1.6 MILES



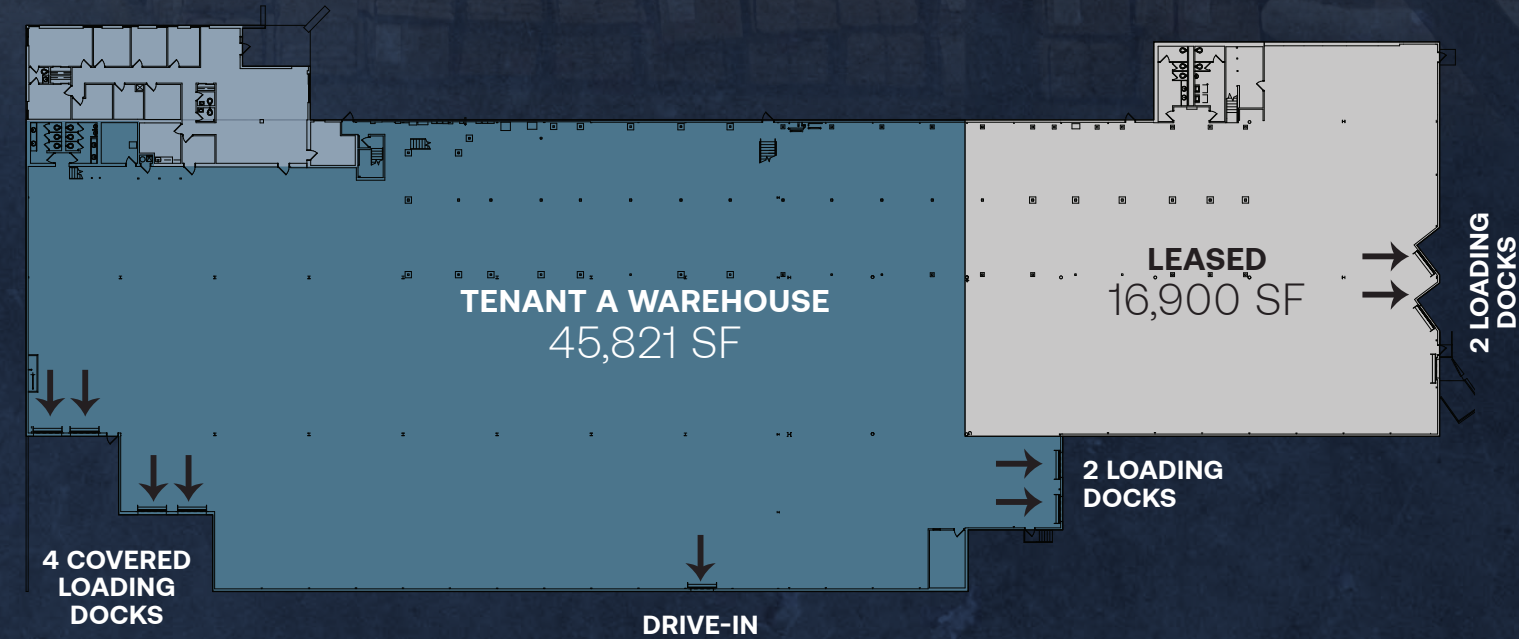
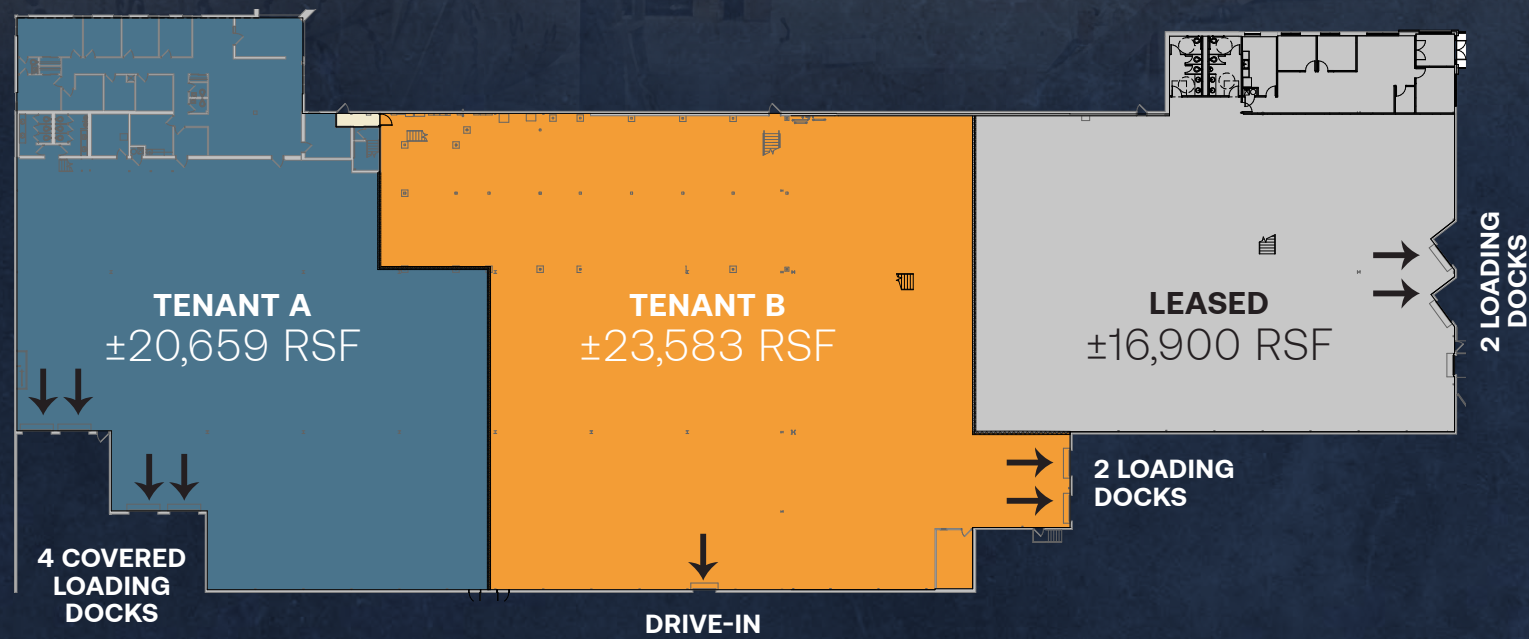
CAMBRIDGE/BOSTON
5 MILES

SITE PLAN

CUSTOMIZABLE SPACE PLANS

MULTI-TENANT OPTION 1

MULTI-TENANT OPTION 2



*MEZZANINE AVAILABLE

AVAILABILITY

SINGLE TENANT

CHARLES STREET



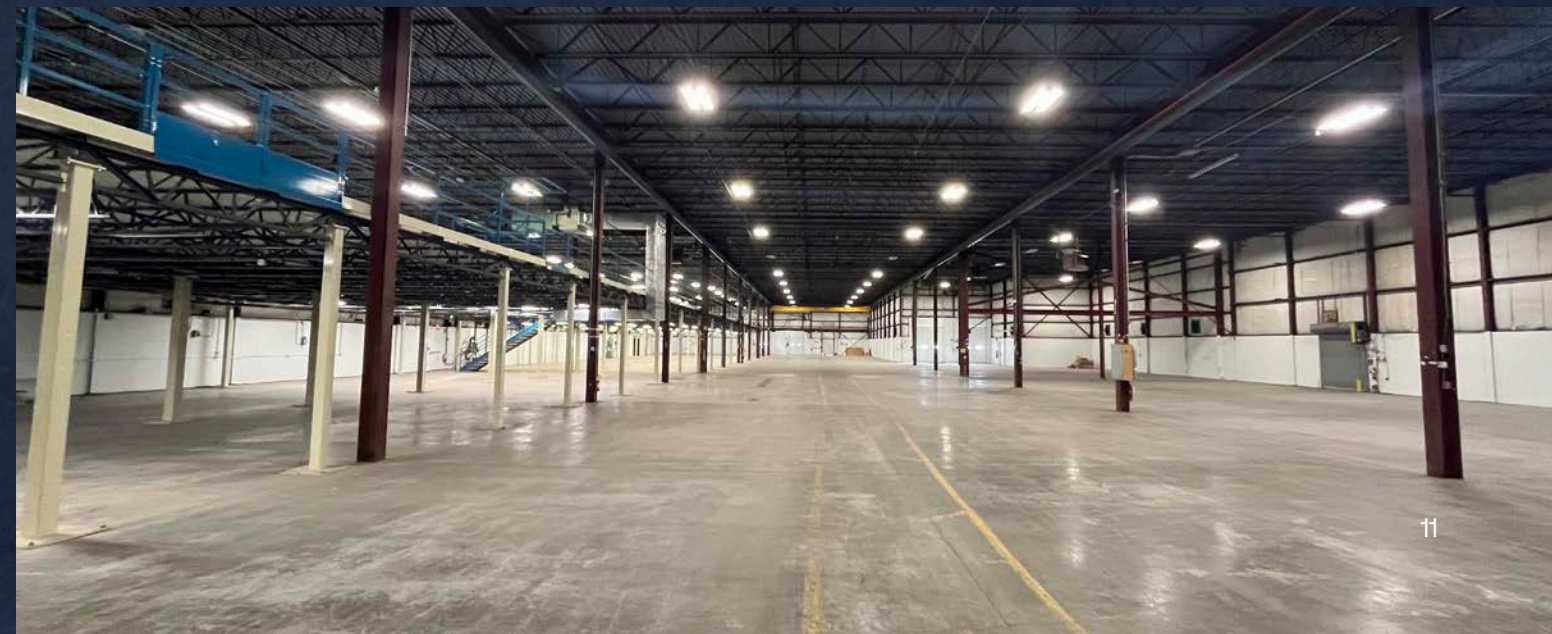
COMMERCIAL STREET

CANAL STREET

*MEZZANINE AVAILABLE

BUILT FOR EFFICIENCY

180
CHARLES

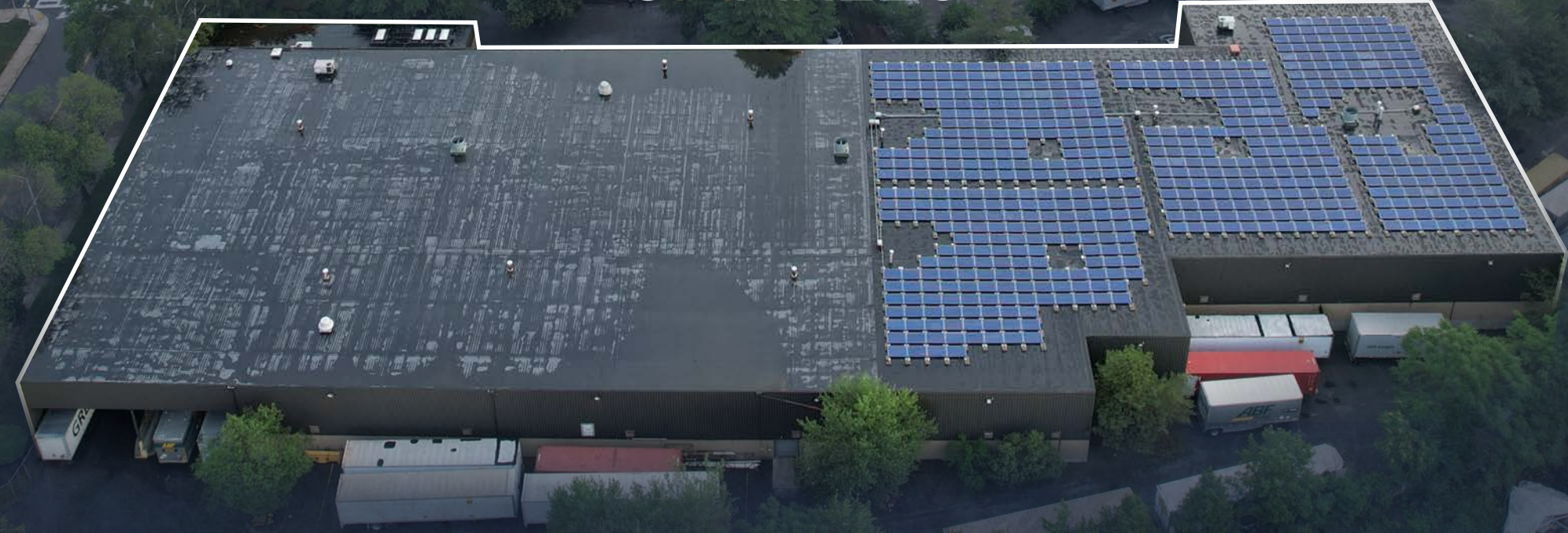




MALDEN CENTER

LOCATION & ACCESS

180 CHARLES



NEIGHBORHOOD AMENITIES



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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FOR MORE INFORMATION, PLEASE CONTACT:

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