

**INDUSTRIAL PROPERTY
FOR LEASE**

29,230 SF



239 COMMERCIAL ST, MALDEN, MA 02148

BERNARD GIBBONS, SR. VP
617.492.9900 | bernard@abgrealty.com



PROPERTY SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

The property offers a versatile industrial facility designed to accommodate a wide range of warehouse, distribution, and light manufacturing operations. Featuring high-clear ceiling heights, open floor plans, and efficient loading access, the building supports seamless workflow and operational flexibility. The structure is equipped with multiple drive-in and dock-high doors, robust utility capacity, and ample on-site parking to meet the needs of modern industrial users. Well-maintained and highly functional, the property provides an adaptable environment ideal for businesses seeking efficiency, accessibility, and long-term value in a professionally managed setting.

PROPERTY HIGHLIGHTS

- Spacious open floor plan ideal for flexible layouts
- High ceilings creating an open and versatile environment
- Ample on-site parking for tenants and visitors
- Generous storage space throughout the unit
- Easy access to loading areas

OFFERING SUMMARY

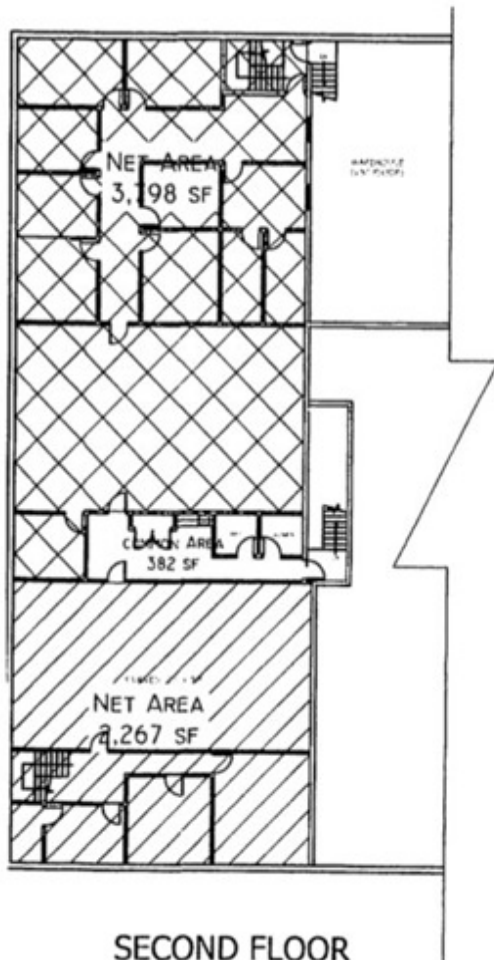
Lease Rate:	\$17 SF/yr (NNN)
Available SF:	4,478 SF

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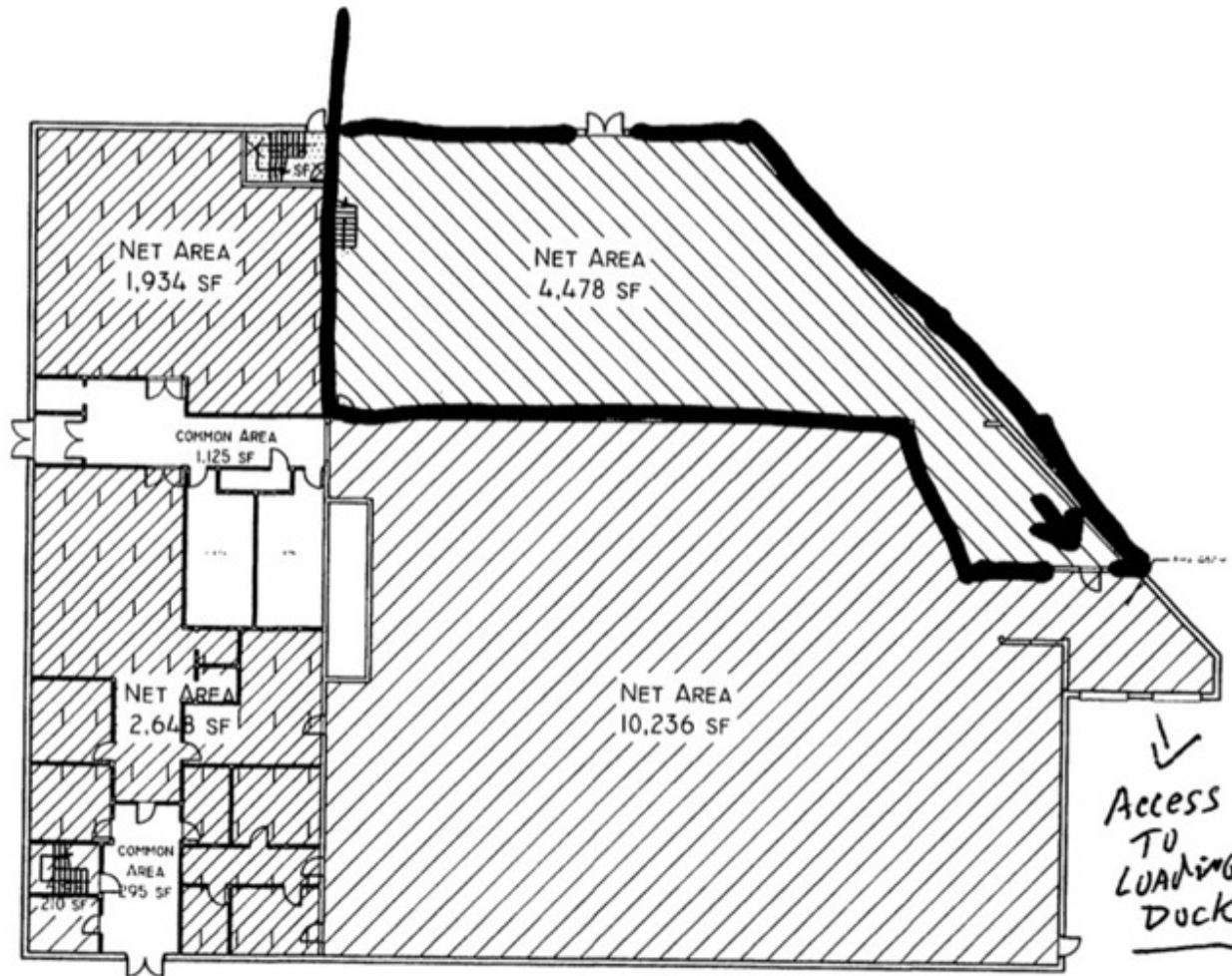


FLOOR PLANS

INDUSTRIAL PROPERTY FOR LEASE



SECOND FLOOR
7025 sf



EXISTING FLOOR PLANS
239 COMMERCIAL STREET
MALDEN, MA

FIRST FLOOR
22,212 sf

Done 239 Commercial Plans.p...



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INTERIOR PHOTOS

INDUSTRIAL PROPERTY FOR LEASE



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DEMOGRAPHICS MAP & REPORT

INDUSTRIAL PROPERTY FOR LEASE

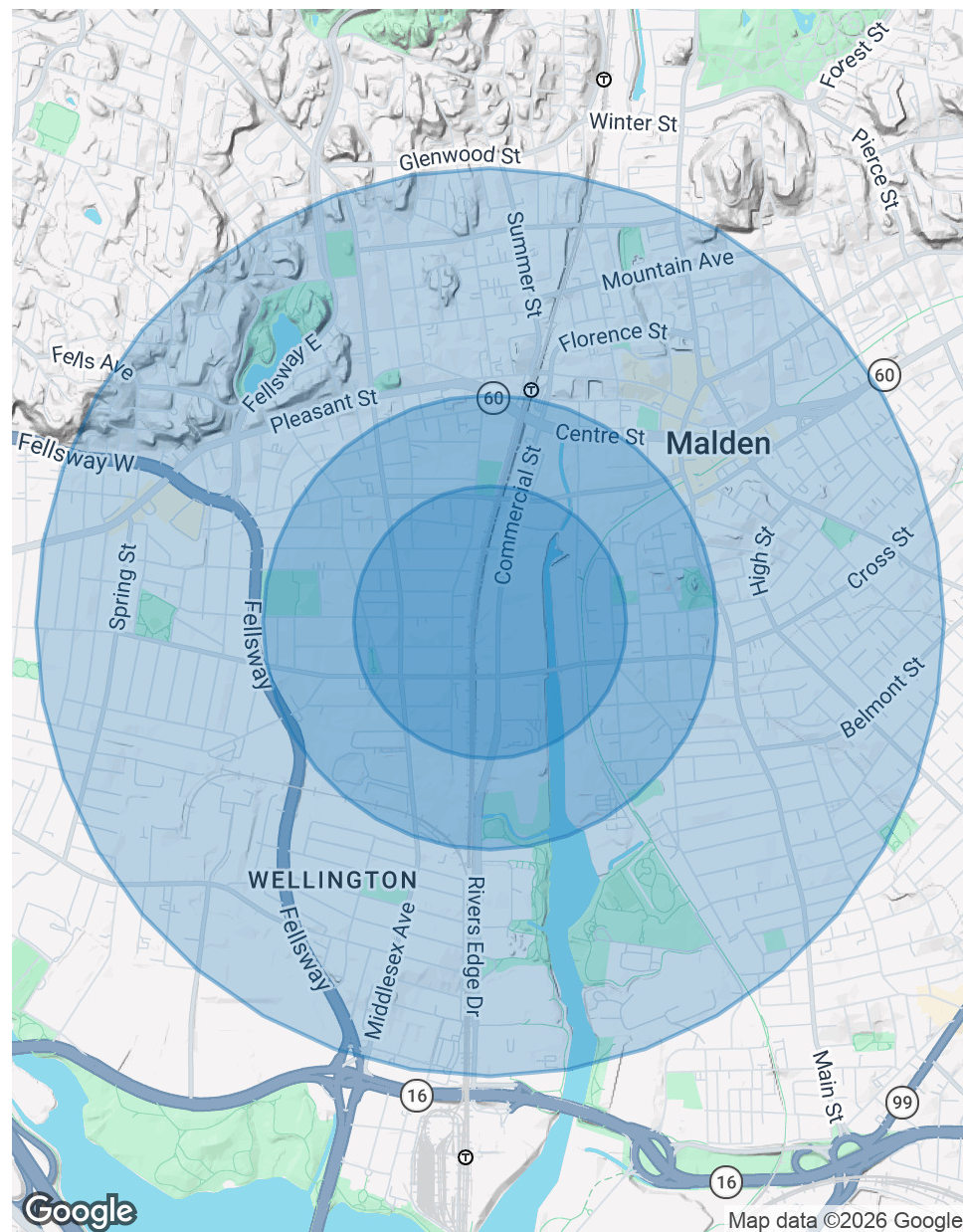
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,570	9,054	45,166
Average Age	42	41	39
Average Age (Male)	40	39	38
Average Age (Female)	43	42	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	621	3,595	18,169
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$104,254	\$112,187	\$121,364
Average House Value	\$640,527	\$682,011	\$709,794

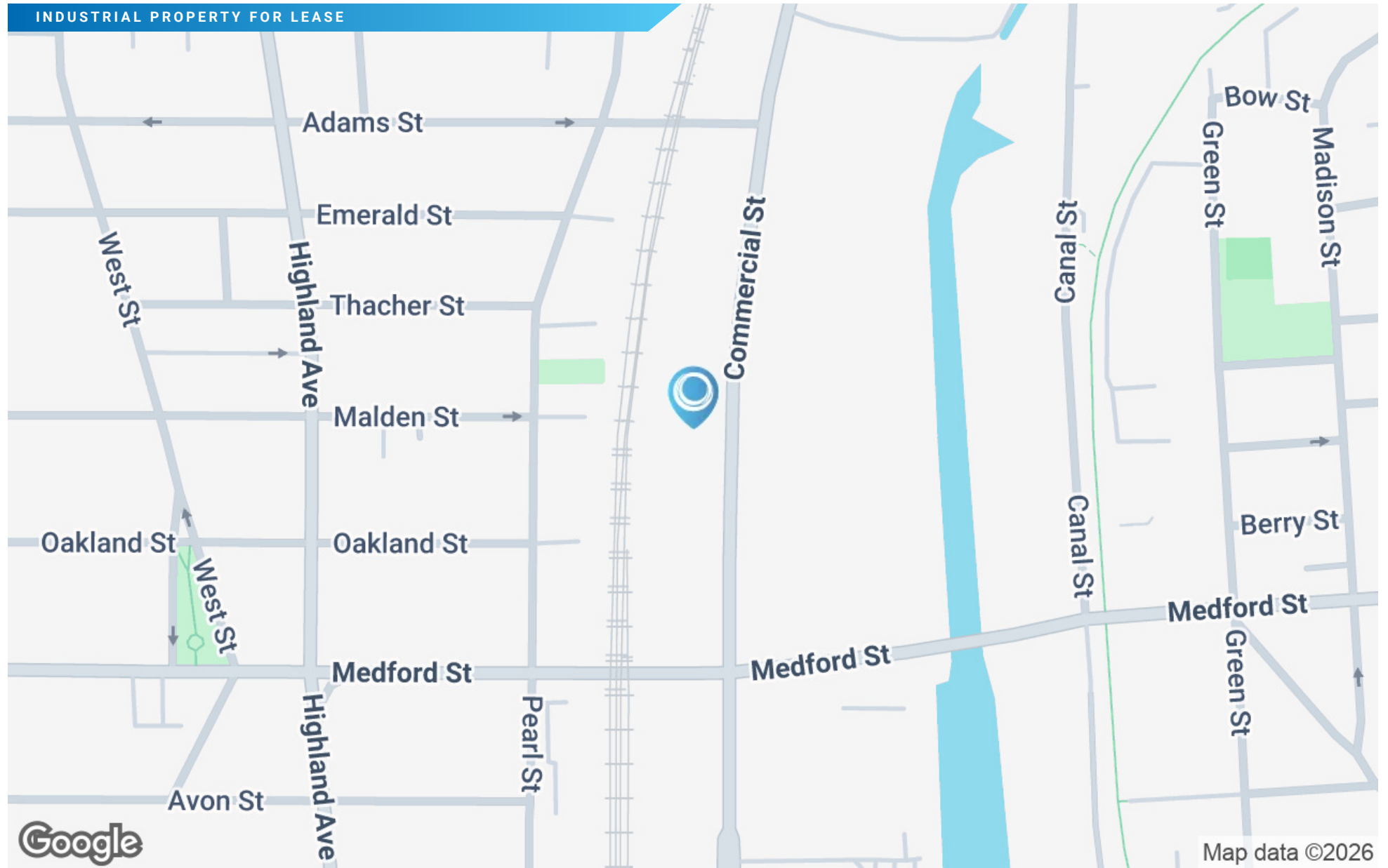
2020 American Community Survey (ACS)



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LOCATION MAP



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CONTACT US

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