

**FOR  
LEASE**

# 31 INDEPENDENCE DRIVE

## DEVENS, MA



## » 100,000 SF 36' CLEAR NEW CONSTRUCTION

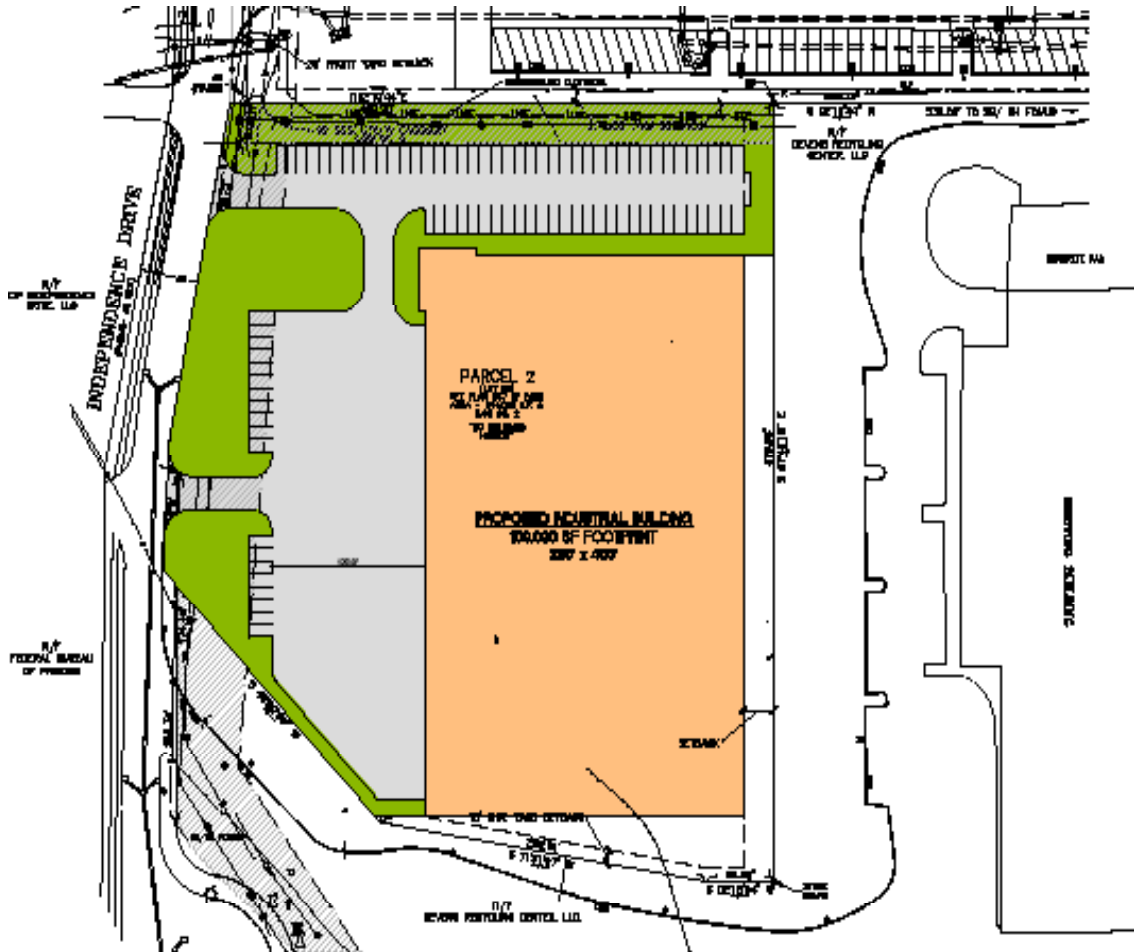
As the exclusive agent, The Stubblebine Company is pleased to offer 31 Independence Way, Devens, MA to the marketplace.

- 100,000 s.f
- 36' clear
- ESFR Sprinklers
- Significant outside truck storage capacity
- Building can be delivered Q4 2020



EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY  
CORFAC INTERNATIONAL



## PROPERTY SPECIFICATIONS

<b>PROPERTY SIZE</b>	5.6 Acres
<b>PROPOSED BUILDING</b>	100,000 s.f. footprint
<b>ZONING</b>	Rail, Industrial and Trade related - which allows manufacturing, distribution, light assembly and R&D
<b>WATER/SEWER</b>	Devens Municipal
<b>ELECTRIC</b>	Devens Municipal
<b>GAS</b>	Available
<b>TELECOMMUNICATIONS</b>	Verizon



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## CORPORATE NEIGHBORS



**NORTHROP GRUMMAN**



Johnson Matthey



Bristol-Myers Squibb

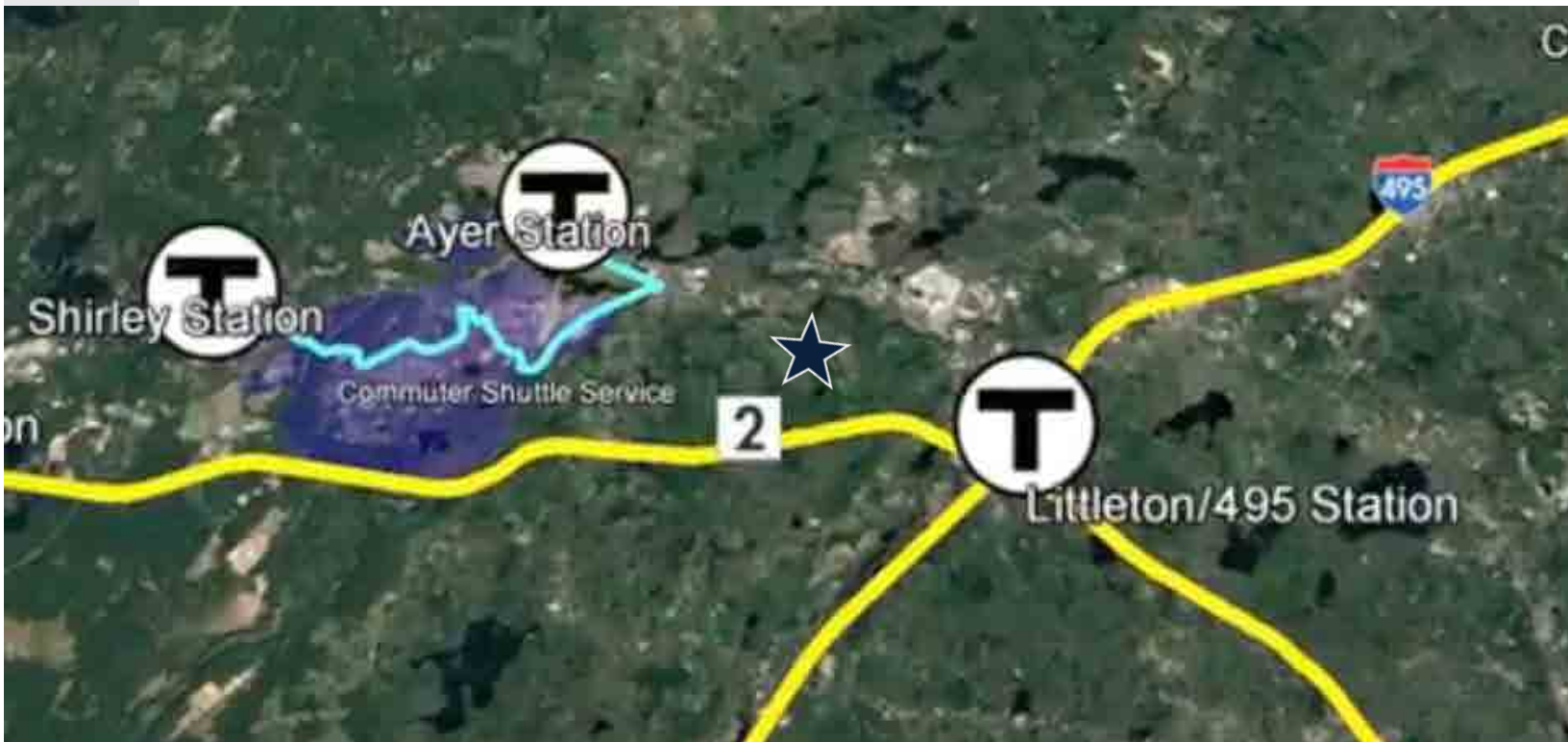


## LOCAL AREA AMENITIES



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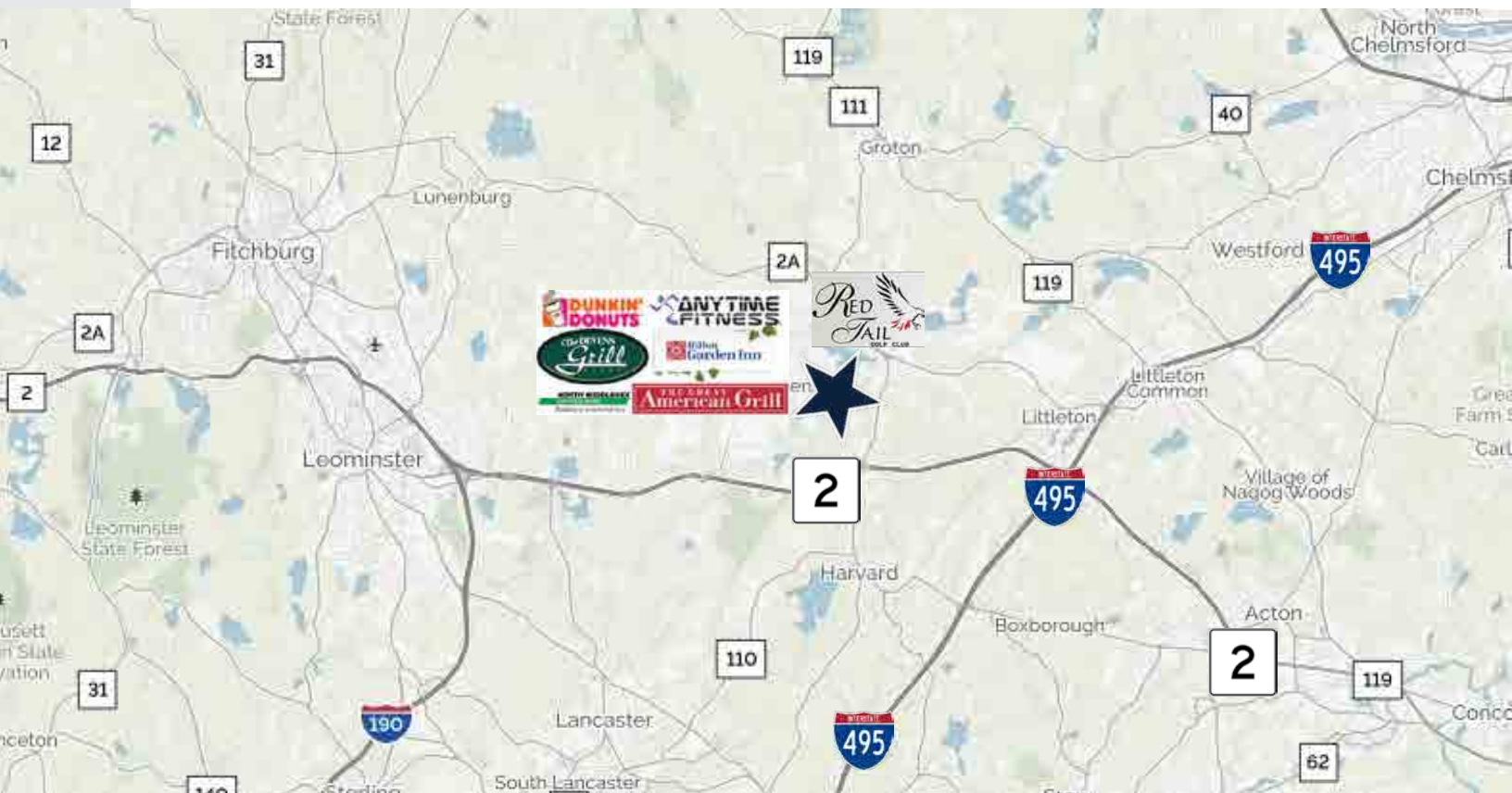
## AERIALS OF AREA



# 31 INDEPENDENCE DRIVE DEVENS, MA

## LOCATION

- 1.5 miles to Route 2
- 6 miles to I-190
- 8.6 miles to I-495



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## CONTACT

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