

# 31 INDEPENDENCE DRIVE

DEVENS, MA



## 113,680 SF

36' CLEAR NEW  
CONSTRUCTION FOR LEASE -  
Q2 2022 DELIVERY

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EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

113,680 SF 36' CLEAR NEW CONSTRUCTION BUILDING  
ON 5.6 ACRES - Q2 2022 DELIVERY

PROPERTY HIGHLIGHTS

- 113,680 SF
- 36' CLEAR
- ESFR SPRINKLERS
- SIGNIFICANT OUTSIDE TRUCK STORAGE CAPACITY
- Q2 2022 DELIVERY

PROPERTY SPECIFICATIONS

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| PROPERTY SIZE     | 5.6 ACRES                                                                                      |
| PROPOSED BUILDING | 113,680 SF                                                                                     |
| ZONING            | RAIL, INDUSTRIAL/TRADE RELATED (ALLOWS FOR MANUFACTURING,DISTRIBUTION, LIGHT ASSEMBLY AND R&D) |
| WATER/SEWER       | DEVENS MUNICIPAL                                                                               |
| ELECTRIC          | DEVENS MUNICIPAL                                                                               |
| GAS               | AVAILABLE                                                                                      |
| LEASE RATE        | MARKET                                                                                         |

SITE PLAN





LOCATION MAPS

