

# 31 INDEPENDENCE DRIVE

DEVENS, MA



## 113,680 SF

CLASS A INDUSTRIAL  
BUILD TO SUIT

- 36' CLEAR
- NEW CONSTRUCTION
- DELIVERY: 14 MONTHS FROM LEASE EXECUTION
- LOCATED 1.5 MILES FROM ROUTE 2

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

113,680 SF 36' CLEAR BUILD TO SUIT: NEW CONSTRUCTION CLASS A INDUSTRIAL BUILDING ON 5.6 ACRES

PROPERTY HIGHLIGHTS

- 113,680 SF
- 36' CLEAR
- ESFR SPRINKLERS
- DELIVERY: 14 MONTHS FROM LEASE EXECUTION

PROPERTY SPECIFICATIONS

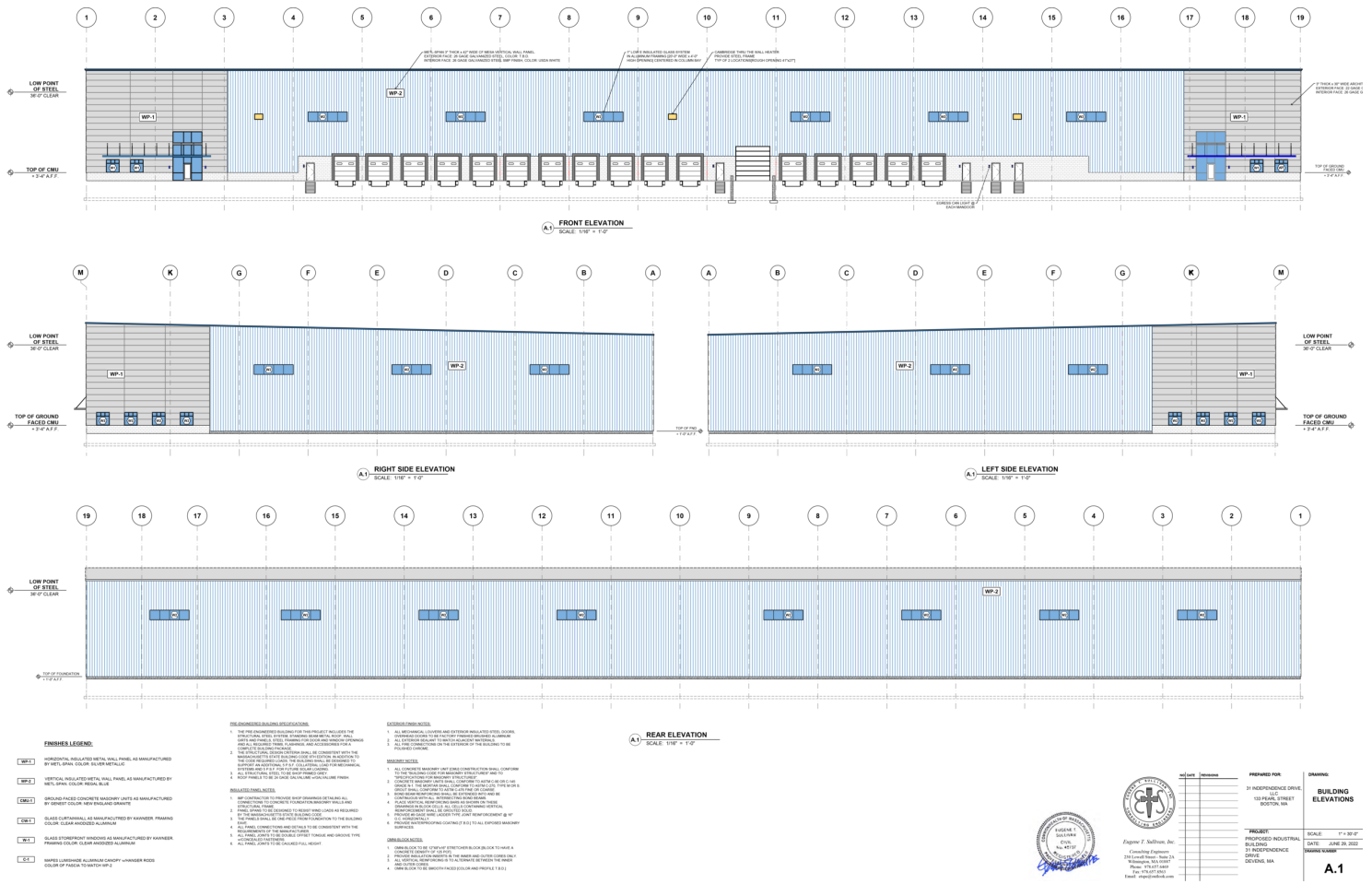
PROPERTY SIZE	5.6 ACRES
PROPOSED BUILDING	113,680 SF
ZONING	RAIL, INDUSTRIAL/TRADE RELATED (ALLOWS FOR MANUFACTURING, DISTRIBUTION, LIGHT ASSEMBLY AND R&D)
WATER/SEWER	DEVENS MUNICIPAL
ELECTRIC	DEVENS MUNICIPAL
GAS	AVAILABLE
LEASE RATE	MARKET

# SITE PLAN



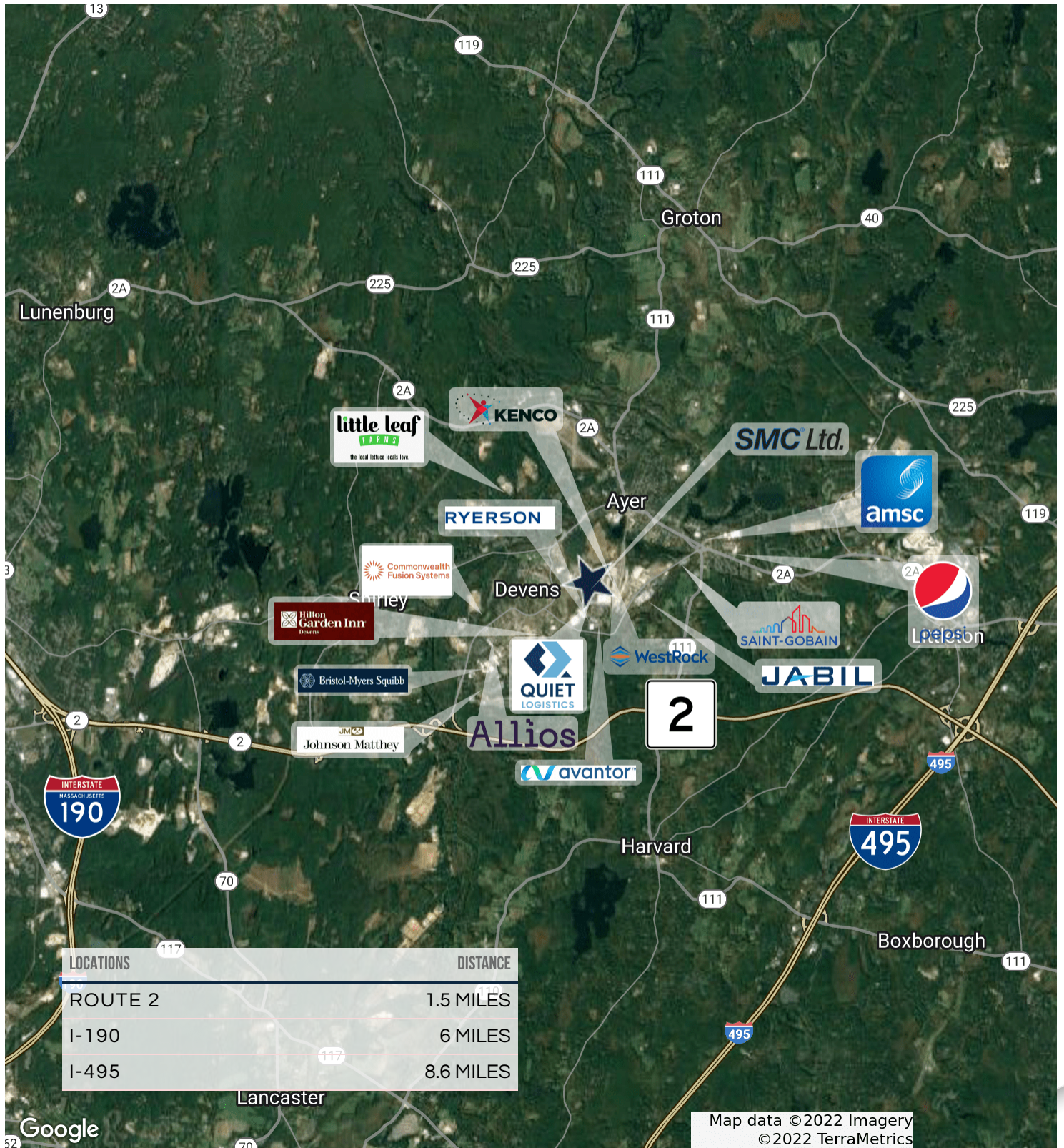


# ELEVATIONS

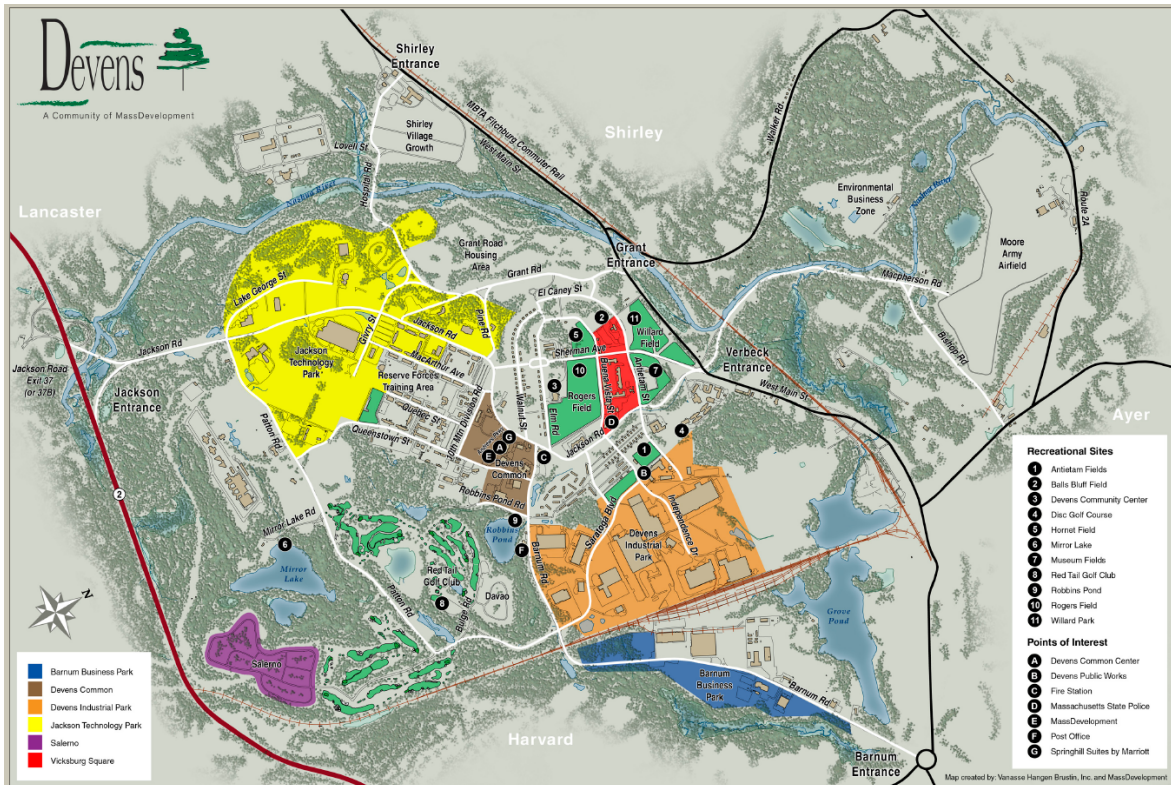




# LOCATION MAP







## BUSINESS FRIENDLY

- Mass Development supports growth & provides financial capabilities
- Massachusetts Office of Business Development (MOBD) strengthens competitive economic positions
- Nashaba Valley Chamber of Commerce enhances local vitality & quality of life
- Development flexible - room to expand without delay from obstacles

## VALUES COMMUNITY

- Welcoming environment from easily accessible local establishments
- Professionally managed town amenities to cultivate aesthetics & ease of life
- Foster education & culture through excellent public school system, Fort Devens Museum, and the United Native American Cultural Center
- Connect in the community through regularly held local events

## OPEN & ACTIVE

- Comprised of plentiful indoor & outdoor spaces for play and fitness such as Mirror Lake's beachfront and Dragonfly Wellness Center
- Miles of walking paths and biking lanes
- Enjoy Devens Recreation such as numerous playing/athletic fields and community center
- Mirror Lake provides canoe and kayak launches and seasonal beachfront

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