



31 INDEPENDENCE DRIVE

DEVENS, MA

95,000 SF | CLASS A INDUSTRIAL BUILD TO SUIT

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



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

95,000 SF 36' CLEAR BUILD TO SUIT: NEW CONSTRUCTION CLASS A INDUSTRIAL BUILDING ON 5.6 ACRES

PROPERTY HIGHLIGHTS

- 95,000 SF
- 36' CLEAR
- ESFR SPRINKLERS
- DELIVERY: 1.4 MONTHS FROM LEASE EXECUTION

PROPERTY SPECIFICATIONS

PROPERTY SIZE:	5.6 AC
PROPOSED BUILDING:	95,000 SF
ZONING:	INDUSTRIAL/TRADE (MANUFACTURING, DISTRIBUTION, LIGHT ASSEMBLY AND R&D)
ELECTRIC:	CITY
WATER/SEWER:	CITY
GAS:	AVAILABLE
LEASE RATE	MARKET

SITE PLAN

NF
O'REILLY AUTO PARTS
PARCEL NO. 26-13-1300
13 INDEPENDENCE DRIVE

CHAIN LINK FENCE WITH BIRD NETTING

NF
DEVENS RECYCLING CENTER, LLC
PARCEL NO. 32-13-1801
41 INDEPENDENCE DRIVE

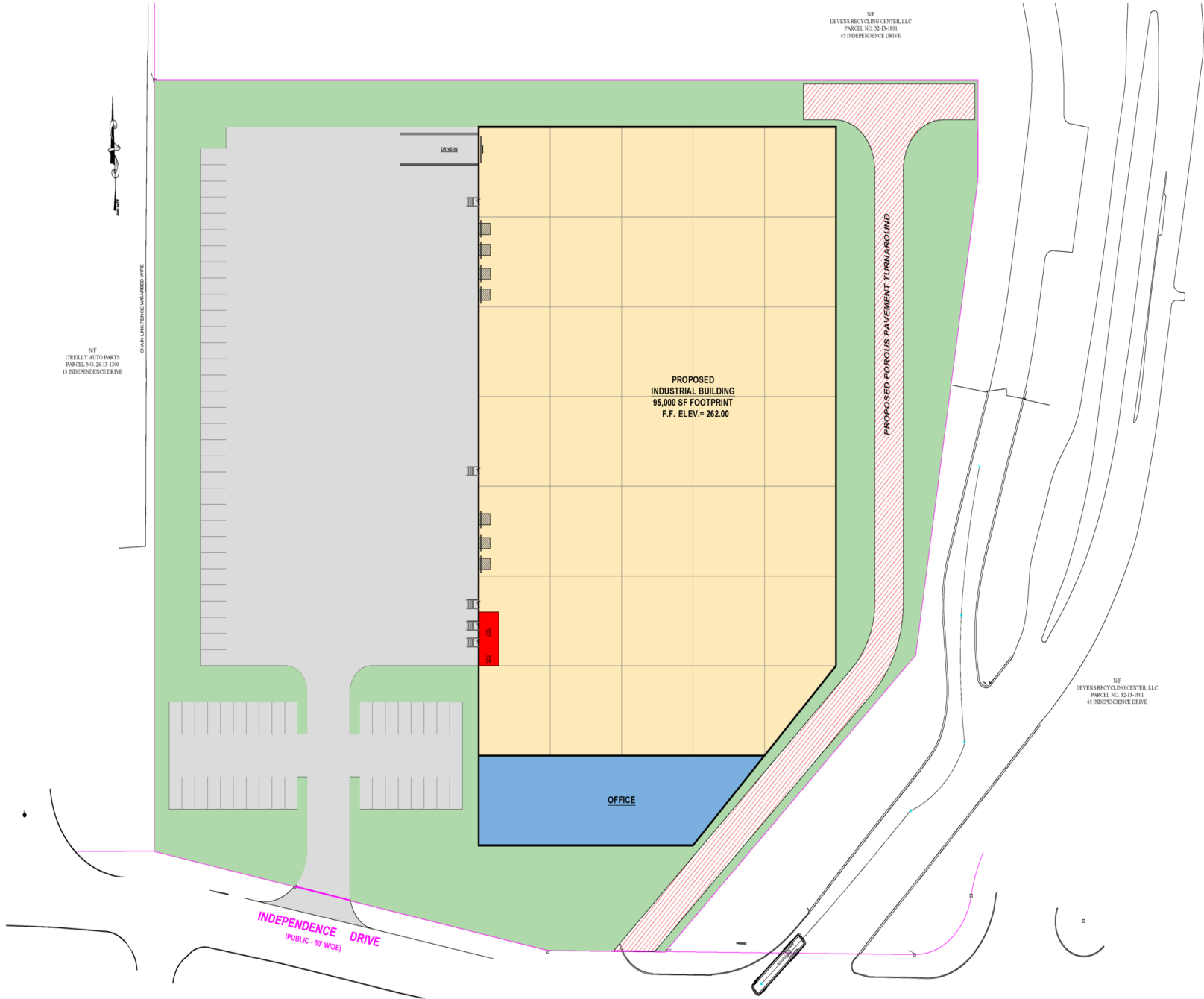
PROPOSED
INDUSTRIAL BUILDING
95,000 SF FOOTPRINT
F.F. ELEV. = 262.00

PROPOSED POROUS PAVEMENT TURNAROUND

OFFICE

NF
DEVENS RECYCLING CENTER, LLC
PARCEL NO. 32-13-1801
41 INDEPENDENCE DRIVE

INDEPENDENCE DRIVE
(PUBLIC - 60' WIDE)





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

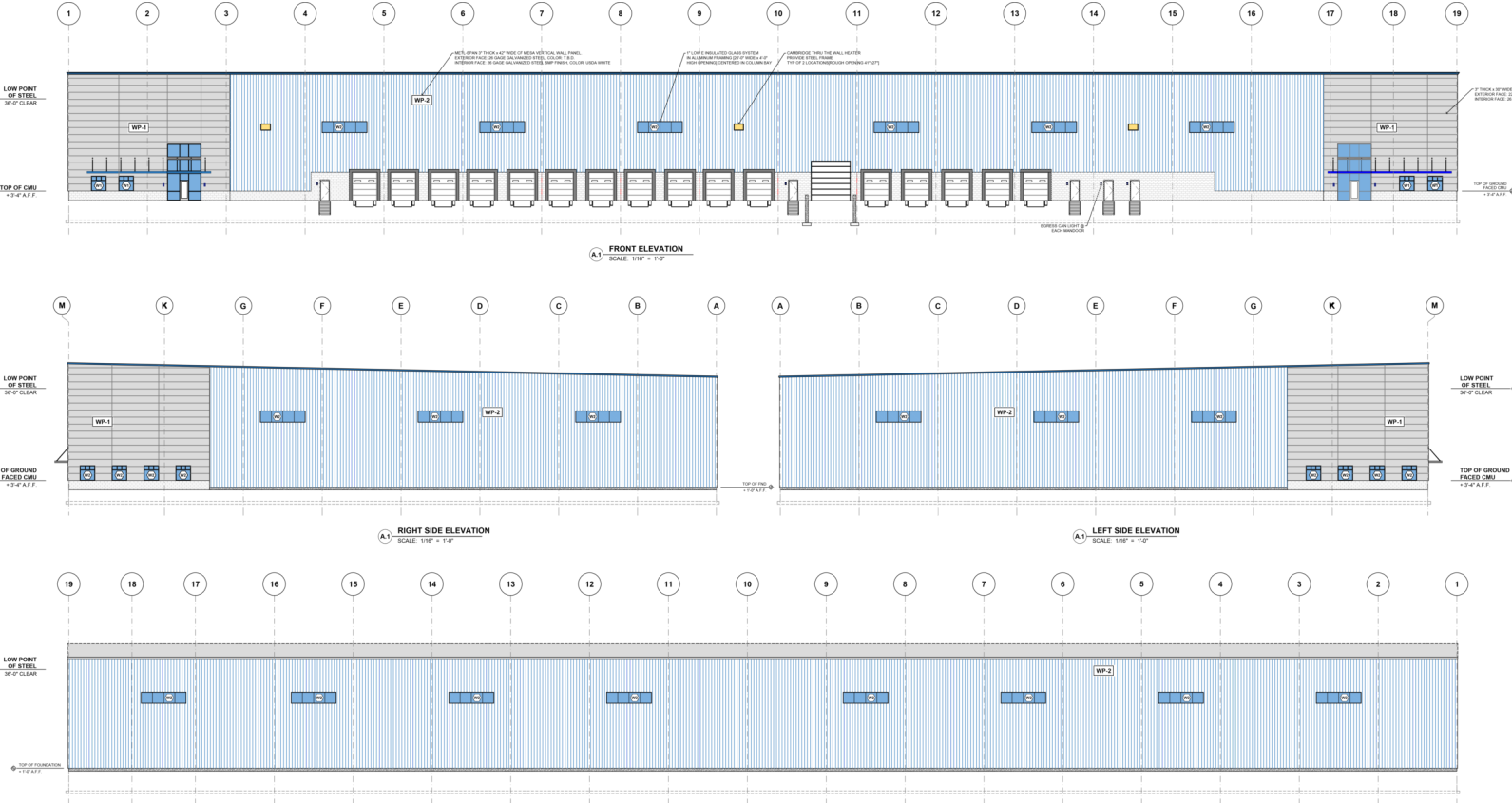
VALUES COMMUNITY

- 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

ELEVATIONS



FINISHES LEGEND:

- WP-1 HORIZONTAL INSULATED METAL WALL PANEL, AS MANUFACTURED BY METL SPAN COLOR: SILVER METALLIC
- WP-2 VERTICAL INSULATED METAL WALL PANEL, AS MANUFACTURED BY METL SPAN COLOR: RUSSET BLUE
- WP-3 GROUND FACED CONCRETE MASONRY UNITS AS MANUFACTURED BY SEBEF COLOR: NEW ENGLAND GRANITE
- GL-1 GLASS CURTAINWALL, AS MANUFACTURED BY KAWNEER FRAMING COLOR: CLEAR ANODIZED ALUMINUM
- WP-1 G-1 G-1 GLASS STOREFRONT WINDOWS AS MANUFACTURED BY KAWNEER FRAMING COLOR: CLEAR ANODIZED ALUMINUM
- CT-1 WARES LUMINOSE ALLUMINUM CANOPY - HANGER ROOF COLOR: GRAY TO MATCH WP-2

- EXPOSED CONCRETE FINISHES:**
- THE EXPOSED CONCRETE FINISHES FOR THIS PROJECT INCLUDE THE EXPOSED CONCRETE FINISHES FOR THE ROOF, WALL, FLOOR, AND PANELS. THE FINISHES FOR CURVE AND ANCHOR SPACING SHOULD BE IN ACCORDANCE WITH THE ACI 308.2R-07. THE FINISHES FOR THE EXPOSED CONCRETE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE.
 - ALL FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE.
 - ALL FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE.

- EXPOSED METALS:**
- ALL METALS SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE.
 - ALL METALS SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE.
 - ALL METALS SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE. THE FINISHES SHALL BE CONFORMANT WITH THE NEW ENGLAND GRANITE.

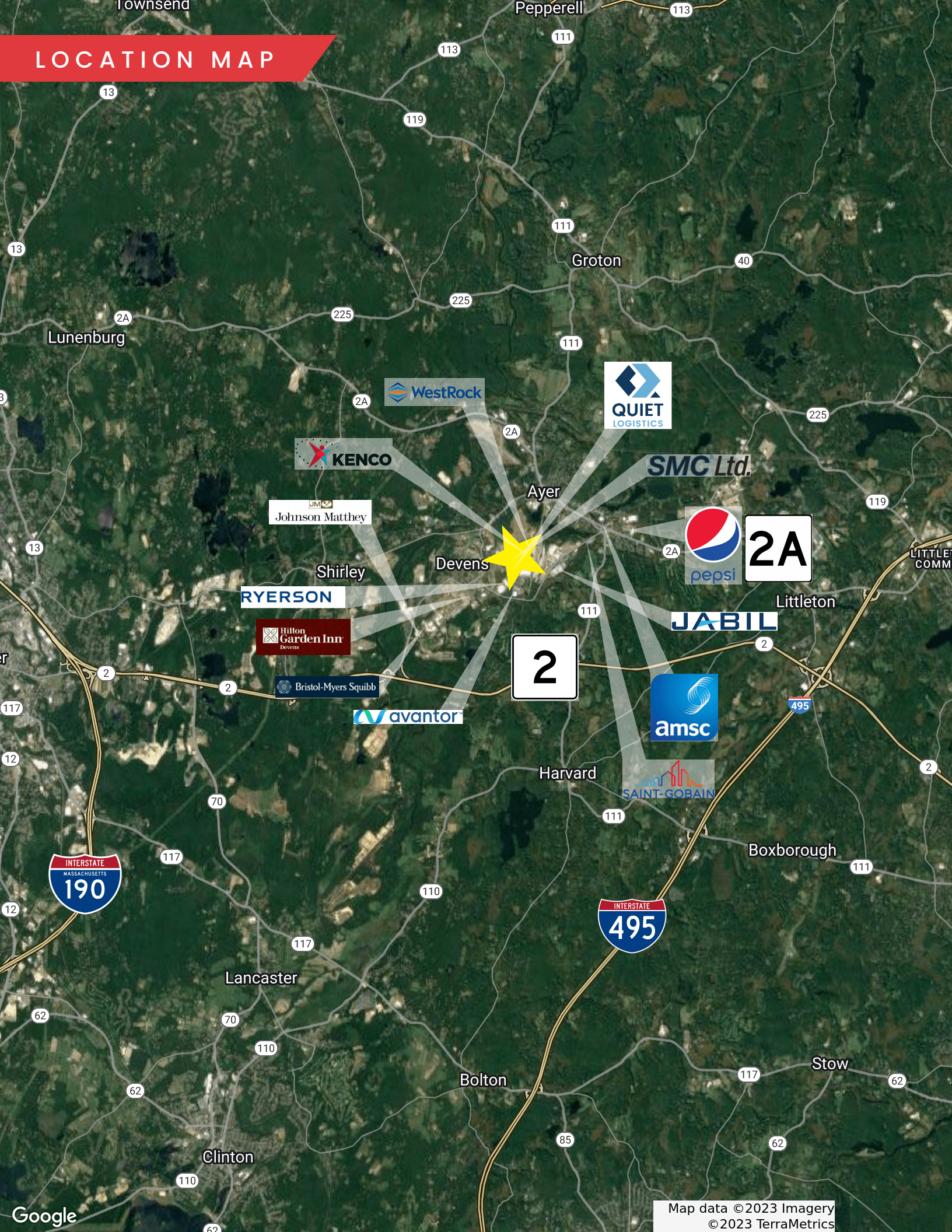
A-1 REAR ELEVATION

SCALE: 1/8" = 1'-0"

REVISIONS		PREPARED FOR:	CLIENT:	DATE:	SCALE:
		31 INDEPENDENCE DRIVE, LLC			1" = 32'-0"
		133 PEASE STREET			DATE: JUNE 29, 2022
		BOSTON, MA			DRAWING NO. 23-001
		PROJECT:	PROPOSED INDUSTRIAL BUILDING	SCALE:	1" = 32'-0"
		BUILDING:	31 INDEPENDENCE DRIVE	DATE:	JUNE 29, 2022
		ENGINEER:		DRAWING NO.:	23-001



LOCATION MAP



31 INDEPENDENCE DRIVE

DEVENS, MA

95,000 SF | CLASS A INDUSTRIAL BUILDING

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL