



4 MACARTHUR AVENUE

DEVENS, MA

FOR LEASE | CLASS A 55,500 SF WAREHOUSE/DISTRIBUTION BUILDING

- 29' Clear Height
- 3.7 Acres
- New Construction: Built 2021



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

55,500 SF Class A Warehouse/Distribution Building on 3.7 AC

PROPERTY SPECIFICATIONS

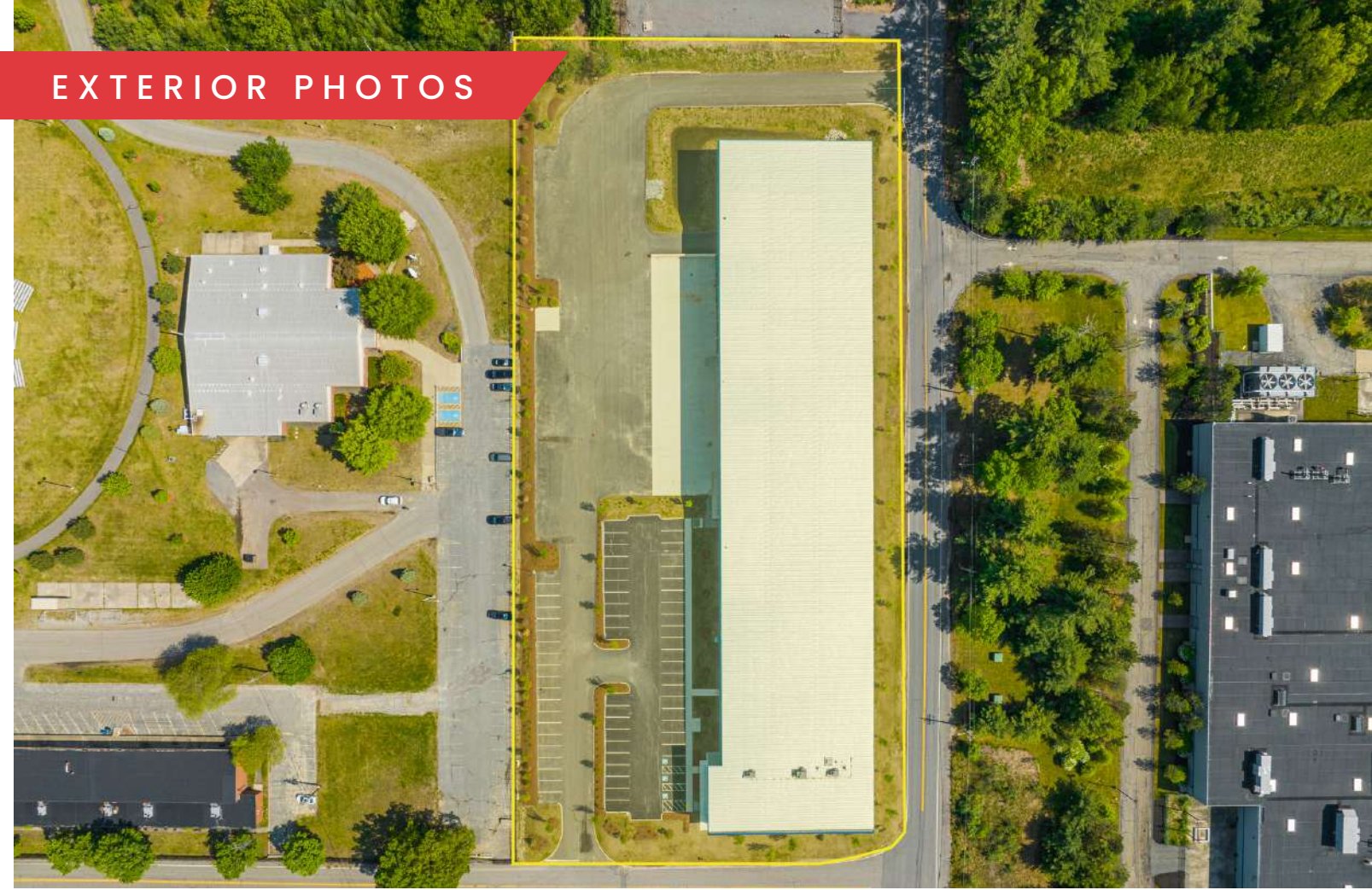
Clear Height:	29'
Zoning:	Industrial
Construction:	Steel
Sprinklers:	Wet/ESFR
Loading:	Six (6) docks One (1) drive-in door
HVAC:	Full HVAC in office Gas-fired heat in warehouse
Parking:	2/1,000 SF
Year Built:	2021
Column Spacing:	50' x 50'

OFFERING SUMMARY

Lease Rate:	Market
Taxes:	\$2.27/SF (2022)
Lot Size:	3.7 Acres
Building Size:	55,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,170	10,749	80,298
Total Population	12,346	30,203	202,641
Average HH Income	\$109,721	\$129,562	\$112,409

EXTERIOR PHOTOS



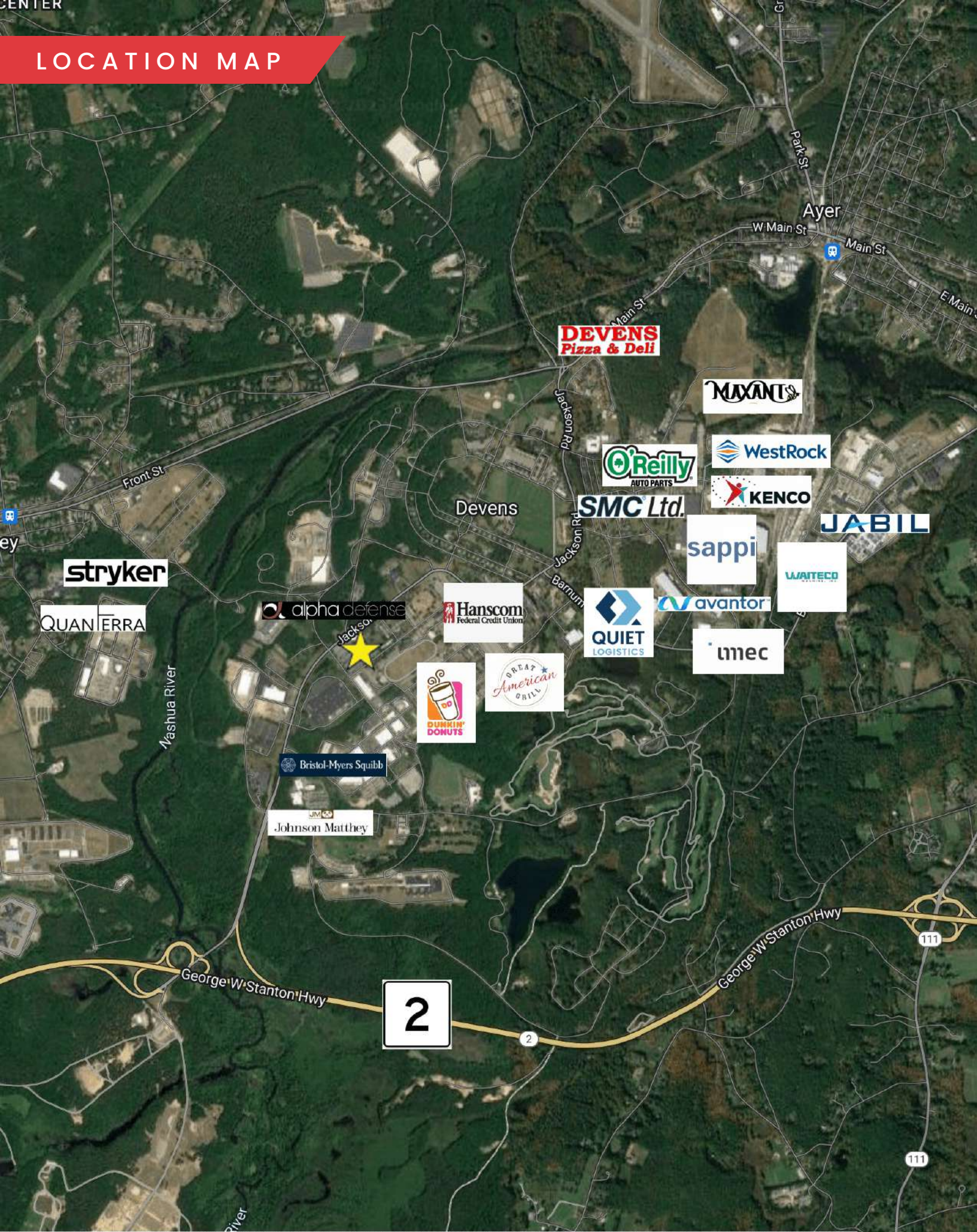
WAREHOUSE PHOTOS



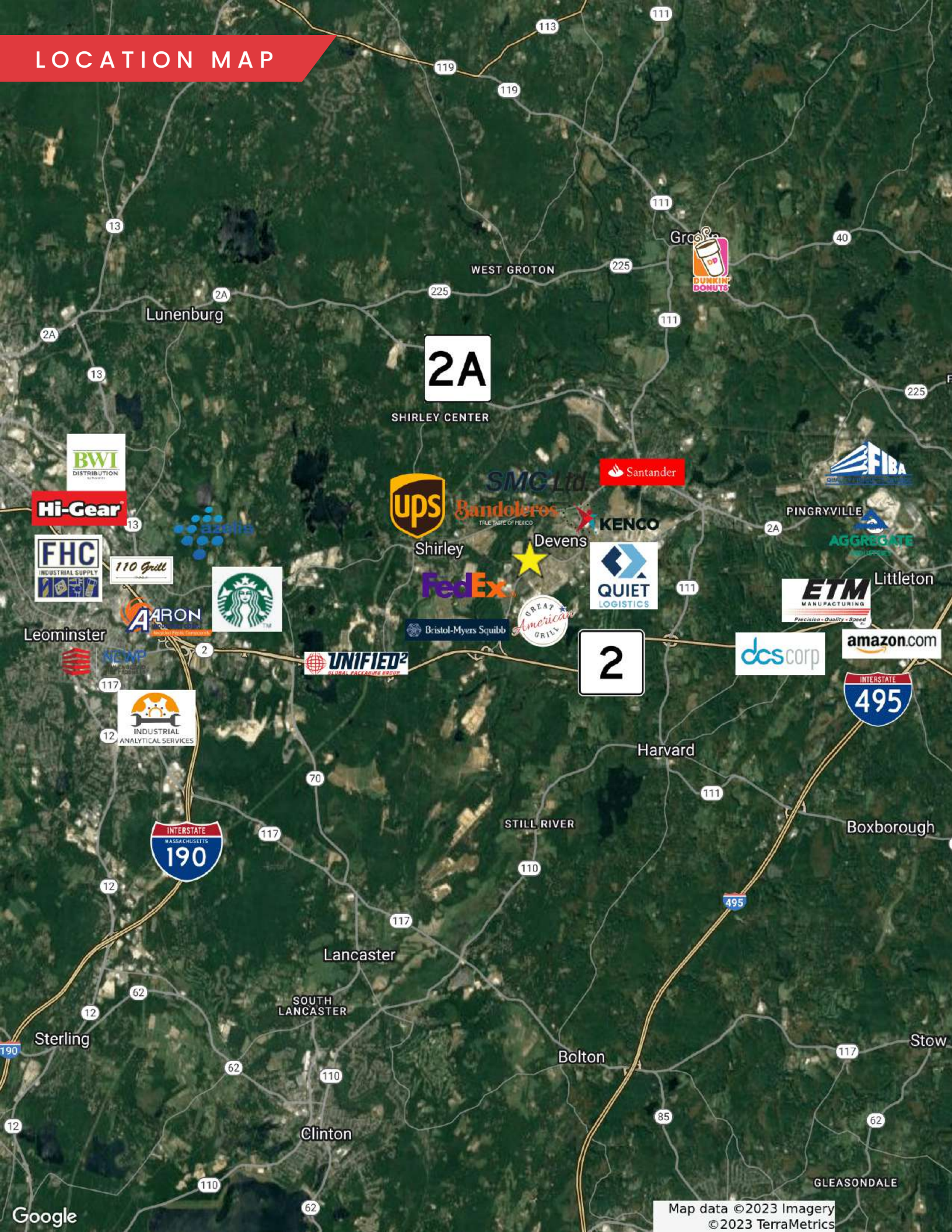
ADDITIONAL PHOTOS



LOCATION MAP



LOCATION MAP



2A

SHIRLEY CENTER

2



Bandoleros



Hi-Gear



SMC Ltd

KENCO

PINGRYVILLE



110 Grill

Shirley



Devens



AGGREGATE



FedEx

111



Littleton

Leominster

AARON

Bristol-Myers Squibb



amazon.com



NEW ENGLAND



12



12

Harvard

111

Boxborough

STILL RIVER

110

Lancaster

117

SOUTH LANCASTER

62

Sterling

12

Bolton

117

Stow

Clinton

62

GLEASONDALE

4 MACARTHUR AVENUE

DEVENS, MA

FOR LEASE | CLASS A 55,500 SF 29' CLEAR WAREHOUSE / DISTRIBUTION 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.



CORFAC INTERNATIONAL