



31 INDEPENDENCE DRIVE

DEVENS, MA

100,000 SF | CLASS A INDUSTRIAL BUILD TO SUIT

- 36' CLEAR
- NEW CONSTRUCTION
- DELIVERY: 18 MONTHS FROM EXECUTED LEASE
- LOCATED 1.5 MILES FROM ROUTE 2



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

100,000 SF 36' CLEAR BUILD TO SUIT: NEW CONSTRUCTION CLASS A INDUSTRIAL BUILDING ON 5.6 ACRES

PROPERTY HIGHLIGHTS

- 100,000 SF
- 36' CLEAR
- ESFR SPRINKLERS
- DELIVERY: FIRST QUARTER 2026

PROPERTY SPECIFICATIONS

PROPERTY SIZE:	5.6 AC
PROPOSED BUILDING:	100,000 SF
ZONING:	INDUSTRIAL/TRADE (MANUFACTURING, DISTRIBUTION, LIGHT ASSEMBLY AND R&D)
ELECTRIC:	CITY
WATER/SEWER:	CITY
GAS:	AVAILABLE
LEASE RATE	MARKET

EXHIBIT A





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

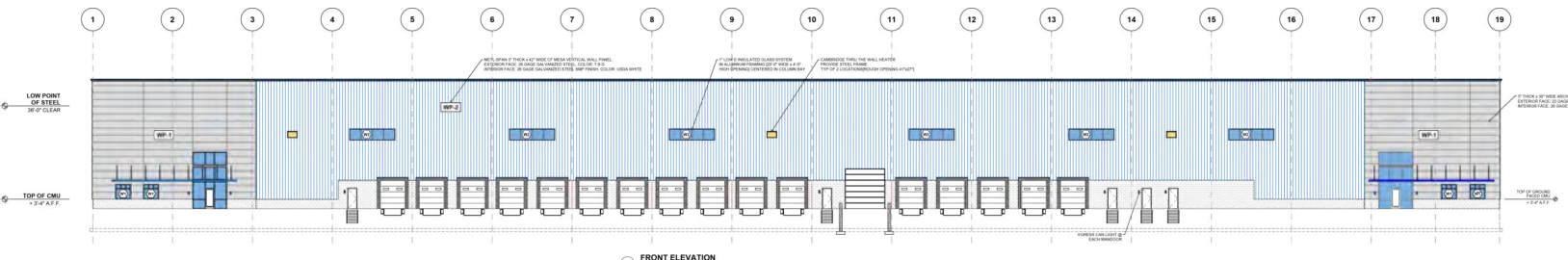
VALUES COMMUNITY

- 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

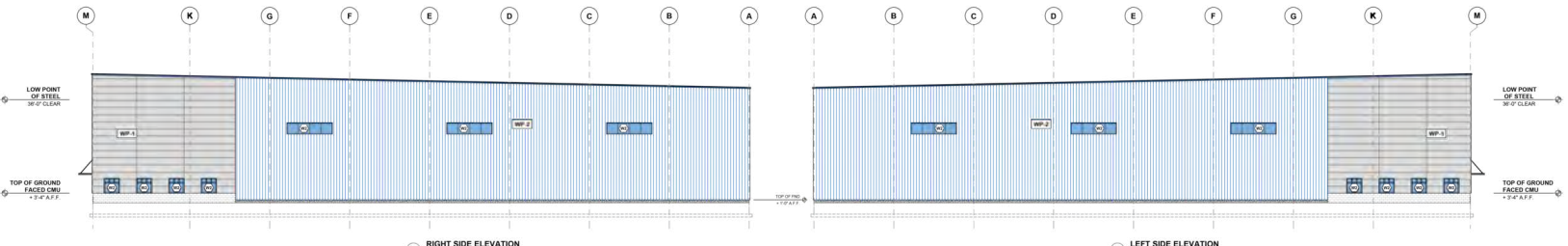
OPEN & ACTIVE

- 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 events

ELEVATIONS

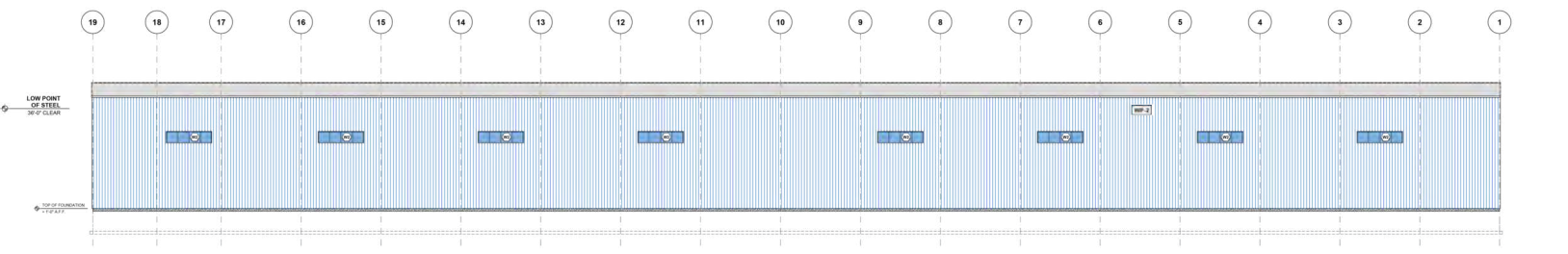


A.1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



A.1 RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A.1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



A.1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

- FINISHES LEGEND:**
- WP-1 HORIZONTAL INSULATED METAL WALL PANEL AS MANUFACTURED BY METAL SPAN COLOR SILVER METALIC
 - WP-2 VERTICAL INSULATED METAL WALL PANEL AS MANUFACTURED BY METAL SPAN COLOR PEARL BLUE
 - WC-1 GROUND FACED CONCRETE MASONRY UNITS AS MANUFACTURED BY GENIEF COLOR NEW ENGLAND GRANITE
 - WC-2 GLASS CURTAINWALL AS MANUFACTURED BY KAWNEER FRAMING COLOR CLEAR ANODIZED ALUMINUM
 - WC-3 GLASS STOREFRONT WINDOWS AS MANUFACTURED BY KAWNEER FRAMING COLOR CLEAR ANODIZED ALUMINUM
 - ET-1 METAL UPRIGIDE ALUMINUM CANOPY / AWNING ROOF COLOR OF FABRIC TO MATCH WP-2

- GENERAL NOTES:**
1. THE ENGINEER'S BUILDING FOR THIS PROJECT INCLUDES THE FOLLOWING: SEE EXISTING FOUNDATION DRAWINGS FOR FOUNDATION AND RETAINING WALLS.
 2. ALL EXISTING FOUNDATION AND RETAINING WALLS SHALL BE RECONSTRUCTED TO MEET ALL APPLICABLE CODES AND REGULATIONS.
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- EXISTING CONDITIONS:**
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- CONSTRUCTION NOTES:**
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- DETAILS:**
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PREPARED FOR:
31 INDEPENDENCE DRIVE,
133 PEARL STREET
BOSTON, MA

PROJECT:
PROPOSED INDUSTRIAL
BUILDING
31 INDEPENDENCE
DRIVE,
BOSTON, MA

DATE: JUNE 29, 2022

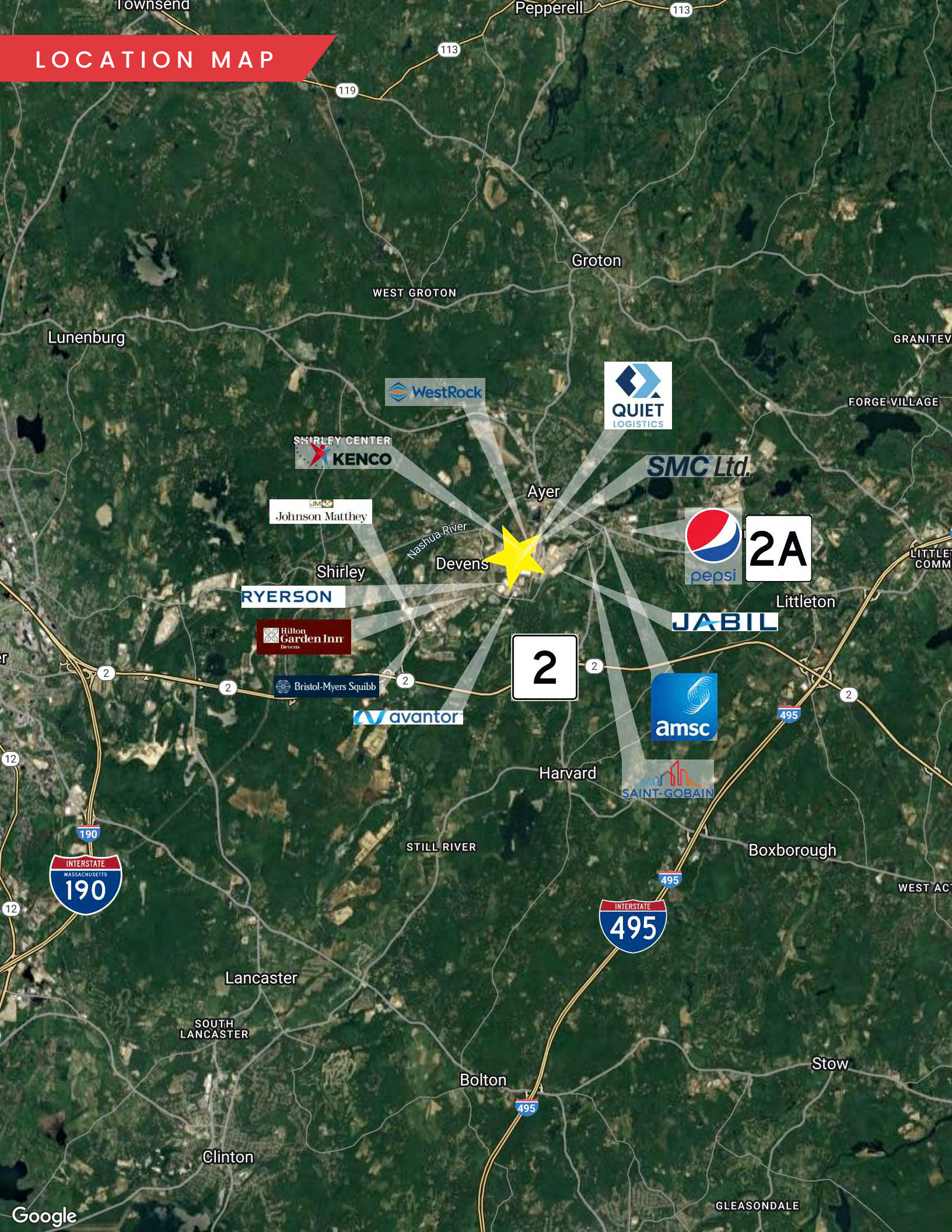
SCALE: 1" = 30'-0"

DRAWING:
BUILDING
ELEVATIONS

PROJECT:
31 INDEPENDENCE DRIVE,
133 PEARL STREET
BOSTON, MA 02117
Phone: 617-552-1000
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Email: info@jtsd.com

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Email: info@jtsd.com

LOCATION MAP



31 INDEPENDENCE DRIVE

DEVENS, MA

100,000 SF | CLASS A INDUSTRIAL BUILDING

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