

# DEVENS

MASSACHUSETTS



A PLACE TO GROW YOUR BUSINESS

[WWW.DEVENSBUSINESS.COM](http://WWW.DEVENSBUSINESS.COM)





## WHY DEVENS?

Previously the US Army's New England headquarters, **Devens, Massachusetts** has become a world-class destination for companies seeking a flexible and affordable environment built for growth. Ideally located between Boston and Worcester with convenient access to Route 2, I-495, and the MBTA commuter rail, Devens features 4,400 acres of picturesque land and more than 100 businesses and organizations that collectively employ nearly 5,000 workers .

Benefits include:

- **Quick 75-day permit process**
- **Financing available through MassDevelopment**
- **State-of-the art infrastructure, utilities & roadways**



## AMENITIES

**RED TAIL GOLF CLUB,  
DISC GOLF COURSES,  
RECREATIONAL FIELDS**

**RUNNING, WALKING,  
AND BIKING TRAILS**

**MIRROR LAKE FOR  
FISHING, KAYAKING,  
AND MORE**

**DEVENS COMMONS  
WITH RESTAURANTS,  
HOTELS AND  
CONFERENCE SPACE**

**EMPLOYEE TRAINING  
PROGRAMS AT  
MOUNT WACHUSETT  
COMMUNITY COLLEGE**

**WORKFORCE FRIENDLY**



## DEVELOPMENT OPPORTUNITIES RANGING FROM 10,000 – 1.2 MILLION SQ FT

Devens has 16 parcels available for custom development designed to meet the needs of companies of all types and sizes. The parcels are zoned Life Science, Research and Development, Light Manufacturing, Office, Retail, Commercial, Academics, Conference, Institutional, Assembly and Artist Studios.

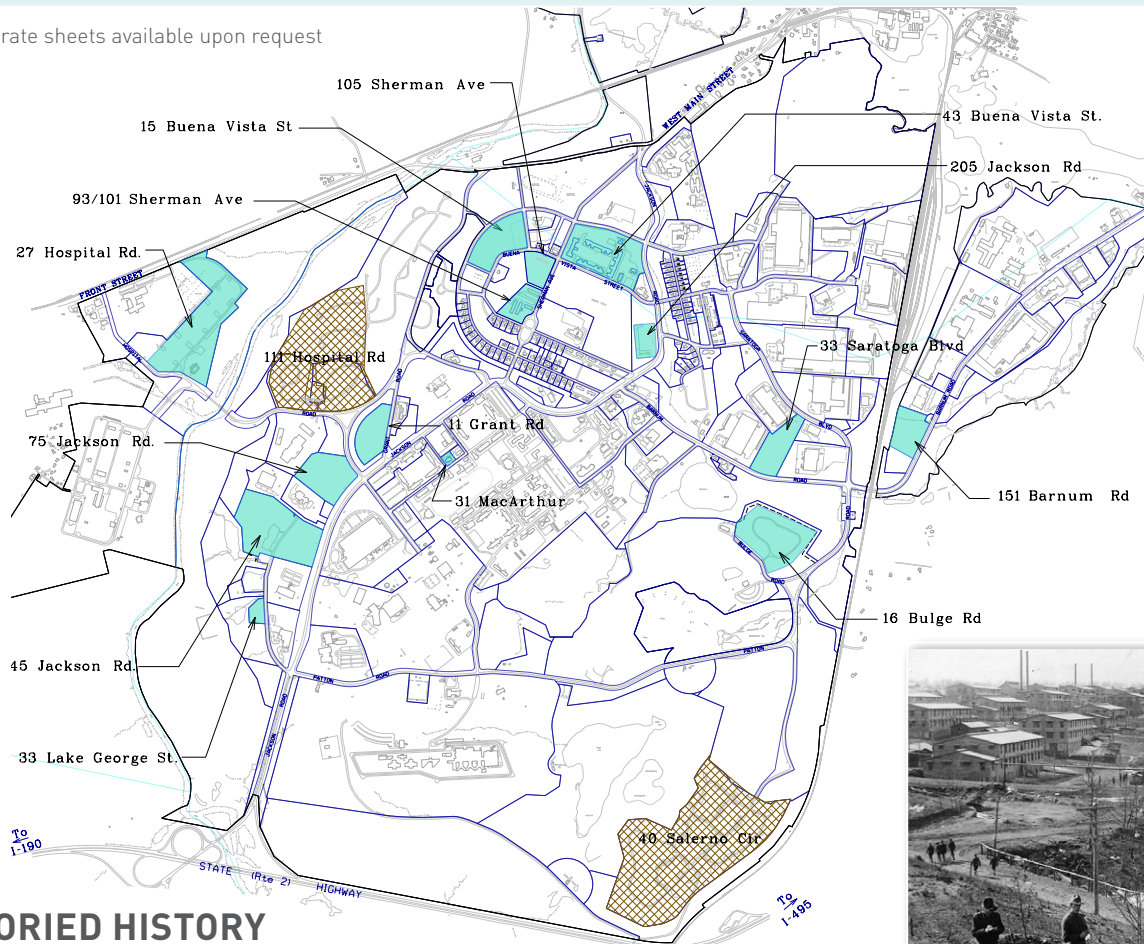
| ADDRESS               |   | ZONING                                                         | ACRES  | BUILDABLE SF           |
|-----------------------|---|----------------------------------------------------------------|--------|------------------------|
| 31 MacArthur Ave      |   | Office, R&D, LM                                                | .7     | 5,400*                 |
| 33 Lake George Street |   | Office, R&D, LM, Academics                                     | 2      | 10,000                 |
| 15 Buena Vista Street | ● | Office, R&D, Academics                                         | 2 to 6 | 30,000 to 60,000       |
| 93/101 Sherman Avenue | ● | Office, R&D, Academics, Artist Studios                         | 4.5    | 68,000*                |
| 105 Sherman Avenue    | ● | Life Science, Office, R&D                                      | 5      | 50,000                 |
| 151 Barnum Road       |   | Life Science, Office, R&D, LM                                  | 5      | 60,000                 |
| 205 Jackson Road      |   | Life Science, Office, R&D, Academics                           | 5      | 75,000                 |
| 11 Grant Road         |   | Life Science, Office, R&D                                      | 9      | 100,000                |
| 33 Saratoga Boulevard |   | Industrial, R&D, Assembly, LM, Life Science                    | 9      | 80,000                 |
| 75 Jackson Road       |   | Office, R&D, LM                                                | 11     | 200,000                |
| 43 Buena Vista Street | ● | Office, R&D, Academics                                         | 16     | 450,000*               |
| 16 Bulge Road         |   | Life Science, Office, R&D, LM                                  | 18.5   | 225,000                |
| 45 Jackson Road       |   | Life Science, Office, R&D, LM                                  | 22.3   | 350,000                |
| 27 Hospital Road      |   | Retail, Commercial, Conference, Institutional, Lodging, Office | 30.5   | 350,000 - Subdividable |
| 111 Hospital Road     |   | Office, R&D, LM                                                | 50     | 750,000**              |
| 40 Salerno Circle     |   | Office, R&D, LM                                                | 80     | 1,200,000***           |

● Historic District  
 \* Existing buildings  
 \*\* In process of rezoning  
 \*\*\* Needs remediation before development, estimate 1 year of work by Federal Government

## UTILITY SPECIFICATIONS

|                 |                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>Gas</b>      | 30 miles of NG pipeline                                                                                                              |
| <b>Electric</b> | 4 substations, 4 miles of 69kV lines, 80 miles of 13.8 kV lines                                                                      |
| <b>Water</b>    | 4 ground water wells, 2 million gallon water storage tanks, 50 miles of pipe, municipal storm water available for several properties |
| <b>Sewer</b>    | State of the art wastewater facility, 5 sewer lift stations, 50 miles of pipe                                                        |
| <b>Telecom</b>  | Verizon, Comcast and Dark fiber available                                                                                            |

\* Utility rate sheets available upon request



## A STORIED HISTORY

Located in central Massachusetts, Devens is an award-winning model for military base reuse. Originally established as Camp Devens in 1917 and used during World War I and II, Fort Devens was operational for 79 years before being closed in 1996. Over the past 20 years, since the former base's acquisition and adaptive redevelopment by the Commonwealth, Devens is once again a thriving economic engine, contributing \$2.8 billion annually to the Commonwealth of Massachusetts economy.



## FOR MORE INFORMATION, PLEASE CONTACT:

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