



DEVENS

A MASSDEVELOPMENT COMMUNITY



THE POWER OF DEVENS



DEVENS

MASSACHUSETTS

CHOOSE DEVENS

Devens, Massachusetts is a world-class destination for companies seeking a flexible and affordable environment built for growth. The 4,400-acre community features more than 100 businesses and organizations that collectively employ over 6,000 workers. Devens is located near Boston and Worcester with convenient access to Route 2 and Interstate 495. The community is now linked to the MBTA Commuter Rail by a daily, regional shuttle service.

Devens is a nationally recognized model for military base reuse. In just two decades, Devens has evolved into a hub of economic activity featuring innovative businesses and a robust community that contributes \$3.8 billion to the Massachusetts economy each year.



KEY BENEFITS



Shovel-ready sites with quick and efficient 75-day or less permitting.



Prime accessibility and a highly skilled workforce.



Financing capabilities that can help your company from predevelopment through construction and fit-up.



New shuttle service connecting Devens to MBTA Commuter Rail and surrounding towns.



High-capacity utilities and competitive tax rates.



Ideal playground for outdoor enthusiasts with more than 1,700 acres of open space to explore and enjoy.



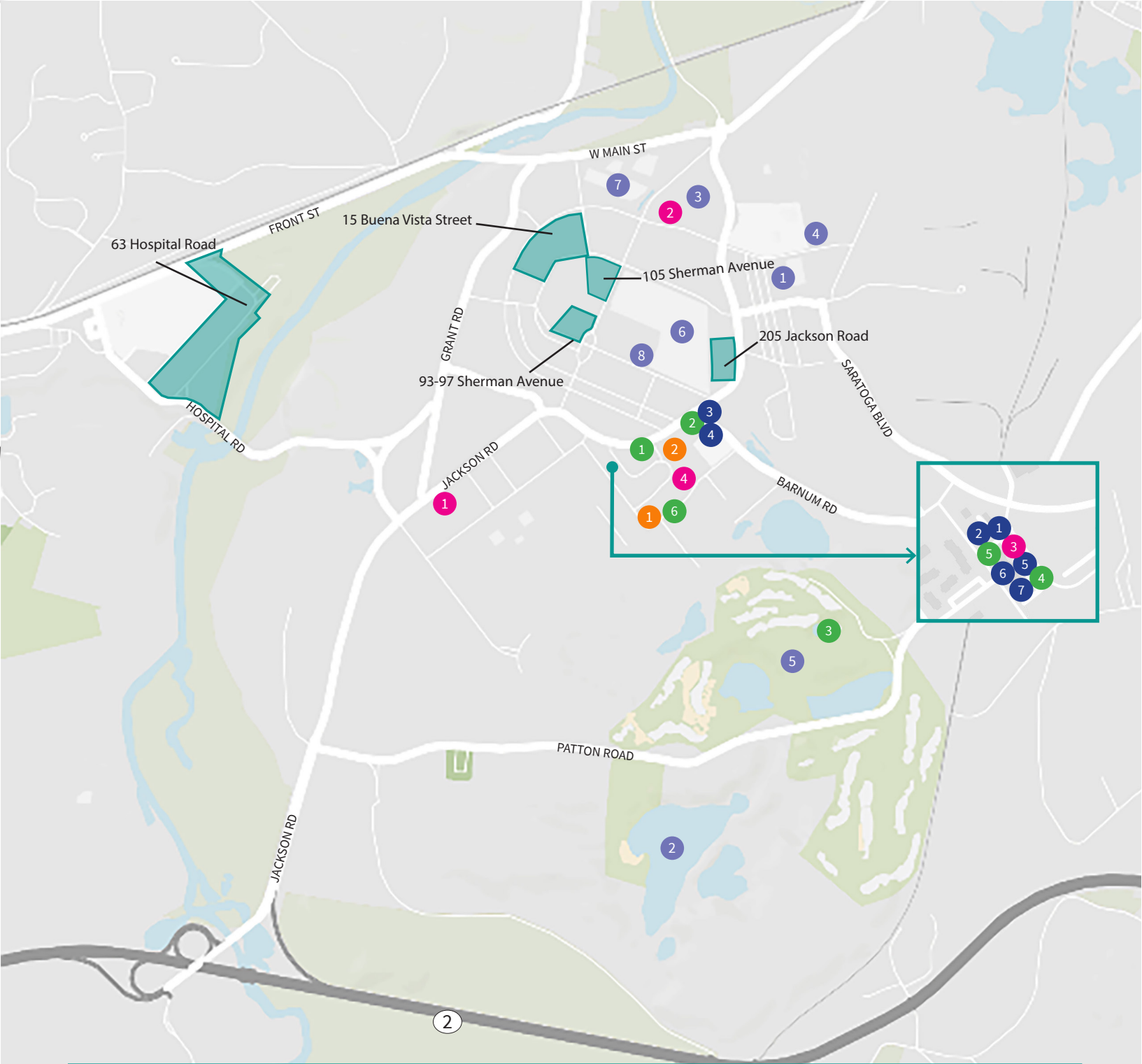


Bristol Myers Squibb: Cell Therapy Manufacturing Facility Under Construction

DEVELOPMENT OPPORTUNITIES RANGING FROM
100,000 – 1 MILLION SF

ADDRESS	ZONING	ZONING DESCRIPTION		+/- ACRES	MAX BUILDOUT
31 MacArthur Ave *	Innovation & Technology Business	Office, R&D, LM	Under Agreement	0.7	5,700 SF
33 Lake George Street	Innovation & Technology Business	Office, R&D, LM, Academics	Under Agreement	2.0	15,000 SF
93/101 Sherman Avenue †*	Innovation & Technology Center	Office, R&D, Academics, Artist Studios	101 Sherman Under Agreement	4.5	68,000 SF
105 Sherman Avenue †	Innovation & Technology Center	Life Science, Office, R&D		5.0	100,000 SF
205 Jackson Road	Innovation & Technology Center	Life Science, Office, R&D, Academics		5.0	100,000 SF
77 Saratoga Blvd	Rail, Industrial & Trade Related	Life Science, Office, R&D, LM	Under Agreement	2.0	15,000 SF
15 Buena Vista Street †	Innovation & Technology Center	Office, R&D, Academics		6.0	60,000 SF
11 Grant Road	Innovation & Technology Business	Life Science, Office, R&D	Under Agreement	9.0	100,000 SF
43 Buena Vista Street†*	Vicksburg Square	Office, R&D, Academics		16.0	450,000 SF
63 Hospital Road	Shirley Village Growth I	Office, Conference, Retail, Lodging, Institutional, Senior Housing		32.0	350,000 SF
40 Salerno Circle **	Special Use I	Office, R&D, LM		80.0	1,000,000 SF

† Historic District
* Existing buildings
** Needs site preparation. Estimate one year from purchase and sale



RESTAURANTS

1. Bandoleros
2. Marty's Corner Cafe & Deli
3. Red Tail Tavern
4. Dunkin'
5. Pizza Bella
6. Great American Grill



ATTRACTIONS

1. Fort Devens Museum
2. United Native American Cultural Center
3. Cannon Theatre
4. Devens Common Center



RETAIL

1. Anytime Fitness
2. Devens Day Spa
3. Dragonfly Wellness Center
4. Harmony Mind & Body
5. Devens Dry Cleaners
6. Hanscom Federal Credit Union
7. Minuteman Press



LODGING

1. Hilton Garden Inn
2. Springhill Suites by Marriott



RECREATION

1. Antietam Field
2. Mirror Lake
3. Museum Field / Playground
4. PDGA Disc Golf Courses
5. Red Tail Golf Club
6. Rogers Field
7. Willard Field
8. Bob Eisengrein Community Center

AMENITIES

NEW **EMERSON GREEN** NEIGHBORHOOD WITH UP TO 124 RESIDENTIAL UNITS INCLUDING SINGLE-FAMILY HOMES, DUPLEXES, AND APARTMENTS

NEW **SHIRLEY MEADOWS** APARTMENTS WITH 58 AFFORDABLE UNITS FOR SENIORS 62+

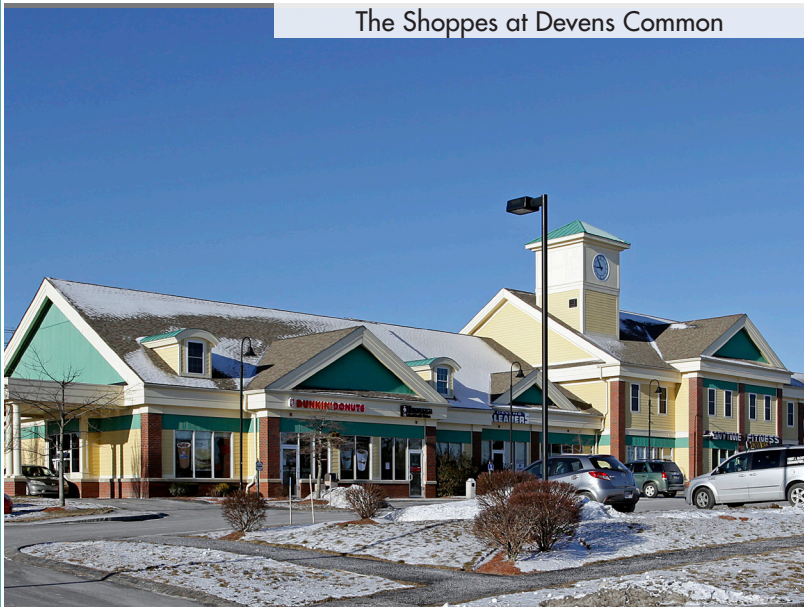
DOWNTOWN **DEVENS COMMON** WITH 2 HOTELS, A CONFERENCE CENTER, RESTAURANTS AND CAFÉS, SERVICES, AND MORE.

MOUNT WACHUSETT COMMUNITY COLLEGE ON SITE FOR EMPLOYEE TRAINING.

REGIONAL SHUTTLE SERVICE CONNECTING TO MBTA COMMUTER RAIL AND SURROUNDING TOWNS.

OUTDOOR **RECREATIONAL AMENITIES** INCLUDING:

- 18-HOLE RED TAIL GOLF CLUB
- PDGA DISC GOLF COURSES
- LACROSSE, SOCCER, SOFTBALL FIELDS
- DESIGNATED BIKE LANES
- HIKING TRAILS
- MIRROR LAKE AND THE NASHUA RIVER FOR CANOEING, KAYAKING, FISHING AND PADDLEBOARDING



UTILITY SPECIFICATIONS

The community’s robust utility infrastructure is maintained locally by Devens Utilities with a focus on reliability and affordability.

Municipal Gas	30 miles of National Grid pipeline
Municipal Electric	4 substations with redundant 69kV available
Municipal Water	4.85 million gallons a day of clean well water available
Municipal Sewer	4.65 million gallons a day capacity at state-of-the-art treatment plant
Telecom	Verizon or Comcast high-speed fiber available

Utility rate sheets available upon request

CURRENT TENANTS



**Bristol Myers Squibb
expanding Devens campus
with 244,000 SF cell therapy center**

**Watson-Marlow
breaks ground on
new 150,000 SF
facility in Devens**

DEVENS IN DEMAND!

**King Street plans \$500M
biomanufacturing campus in Devens**

**LITTLE LEAF FARMS IN DEVENS RAISES
\$90M FOR EAST COAST EXPANSION**

**MIT energy startup
plans for 47-acre site in Devens**

INNOVATION ECOSYSTEM

DEVENS

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DevensCommunity.com

FOR MORE INFORMATION:

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