

# DEVENS



M A S S A C H U S E T T S



THE PLACE TO GROW YOUR BUSINESS



DEVENSBUSINESS.COM





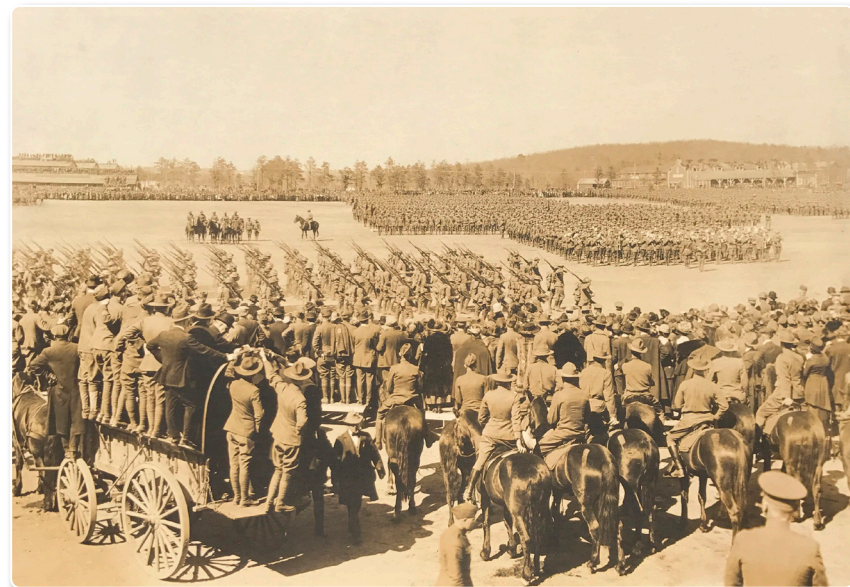
# DEVENS

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 5,000 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 \$2.5 billion to the Massachusetts economy each year.



Final Review of the 26th Division, Camp Devens, 1919



## 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.**





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

ADDRESS	ZONING	APPROXIMATE ACRES	ALLOWED FAR
31 MacArthur Ave *	Office, R&D, IM	0.7	.50
33 Lake George Street	Office, R&D, IM, Academics	2.0	.50
15 Buena Vista Street †	Office, R&D, Academics	6.0	1.00
93/101 Sherman Avenue †*	Office, R&D, Academics, Artist Studios	4.5	1.00
105 Sherman Avenue †	Life Science, Office, R&D	5.0	1.00
151 Barnum Road	Life Science, Office, R&D, IM	5.0	.60
205 Jackson Road	Life Science, Office, R&D, Academics	5.0	1.00
11 Grant Road	Life Science, Office, R&D	9.0	.50
75 Jackson Road	Life Science, Office, R&D, IM	12.1	.50
43 Buena Vista Street (Vicksburg Square) †*	Office, R&D, Academics	16.0	1.00
16 Bulge Road	Life Science, Office, R&D, IM	18.5	.50
45 Jackson Road	Life Science, Office, R&D, IM	22.3	.50
27 Hospital Road	Retail, Commercial, Conference, Institutional, Lodging, Office	30.5	.35
111 Hospital Road	Biomanufacturing, Life Sciences, Office, R&D, IM	46.0	.50
40 Salerno Circle **	Office, R&D, IM	80.0	.50

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





# 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

# AMENITIES

NEW **EMERSON GREEN** RESIDENTIAL NEIGHBORHOOD.

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

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

**MOUNT WACHUSETT COMMUNITY COLLEGE** ON SITE FOR EMPLOYEE TRAINING.



Red Tail Golf Club

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



Laddawn Inc.



A photograph of two men in a canoe on a calm lake, surrounded by trees with autumn foliage. The scene is reflected in the water. A decorative graphic of three overlapping triangles in yellow, green, and teal is positioned to the right of the text.

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