

# 135-141 BARNUM ROAD, DEVENS

## R&D/FLEX/OFFICE/WAREHOUSE

Devens is a hub of innovation. Biotech, energy, medical device and other cutting edge companies call Devens home for a reason!

The location offers affordable space, flexible R&D spaces, access to a strong labor pool and more!

### Why Choose Barnum Road?

- Flexible Space Options
- 24' Clear Height
- Multiple Office Options
- On-site Ownership
- Loading Docks
- Drive-In Doors
- Abundant Parking
- Competitive Pricing
- Access to Labor Pool

### Space Options:

- Up to 67,619 RSF
- Subdividable to meet your company's needs
- 2,000 -5,000 RSF Office
- 19,567 RSF Flex, High-Bay and Flex
- 43,088 SF Flex, High-Bay and Office

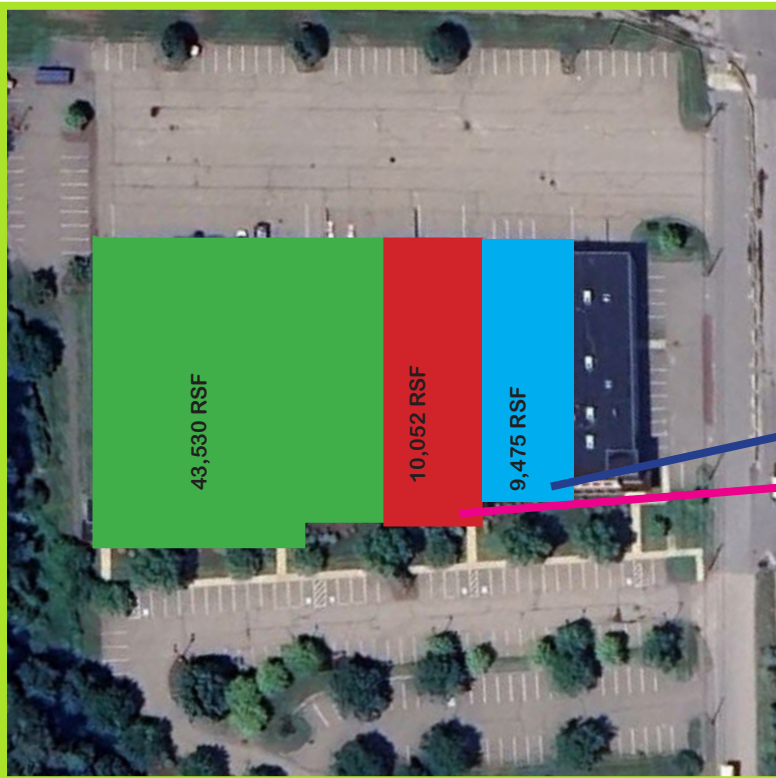
### CONTACT US

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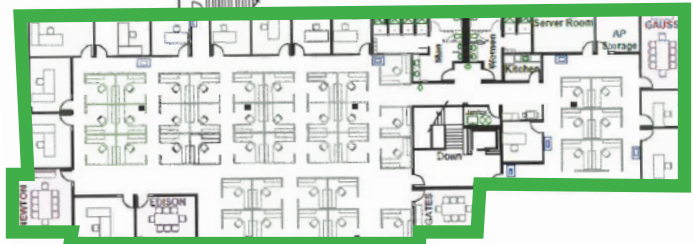
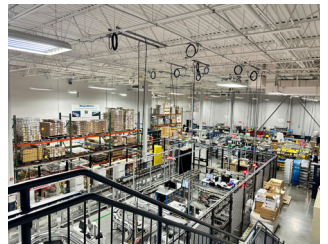


**FLEXIBLE SPACE OPTIONS**  
**UP TO 67,619 RSF OF CONTIGUOUS SPACE!**

- 43,088 RSF Industrial & Office
  - 32,473 +/- RSF Industrial
  - 10,615 +/- RSF Office
- 10,092 RSF Industrial - 1st Floor
- 9,475 RSF Industrial - 1st Floor
- 2,069 RSF Office - 2nd Floor
- 2,895 RSF Office - 2nd Floor



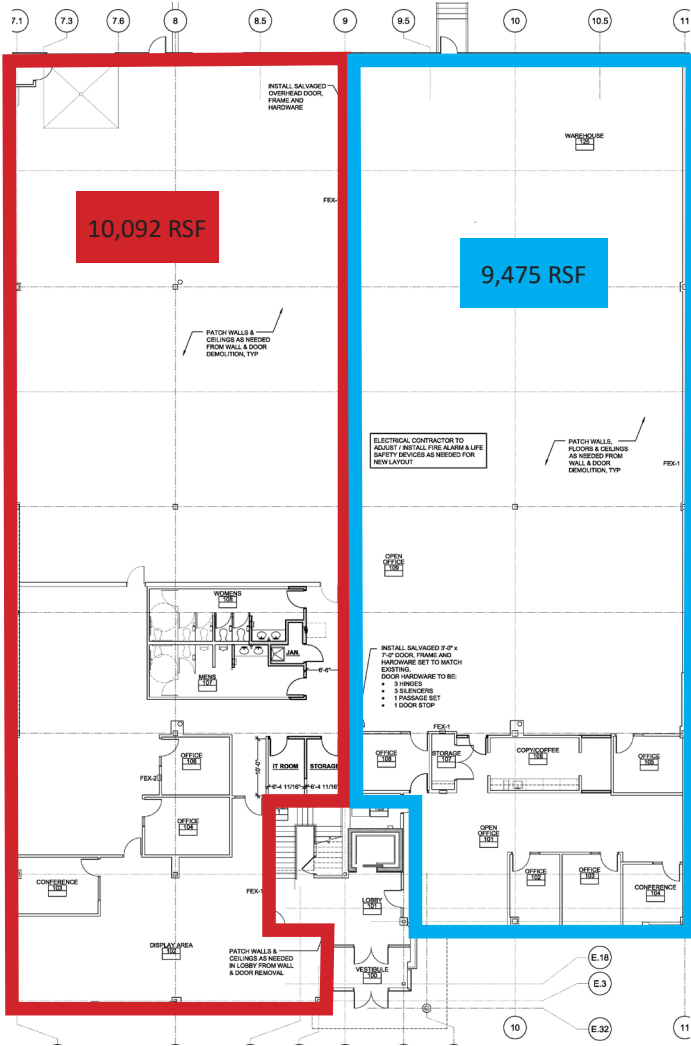
**First Floor**  
**32,473 RSF**



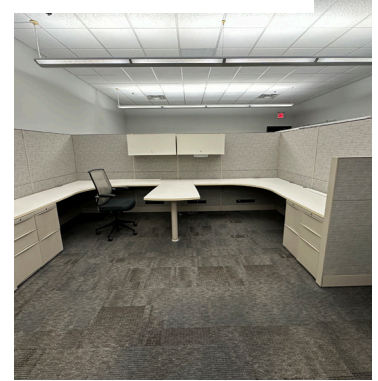
**Second Floor**  
**10,615 RSF**

43,088 RSF - Available Spring 2025

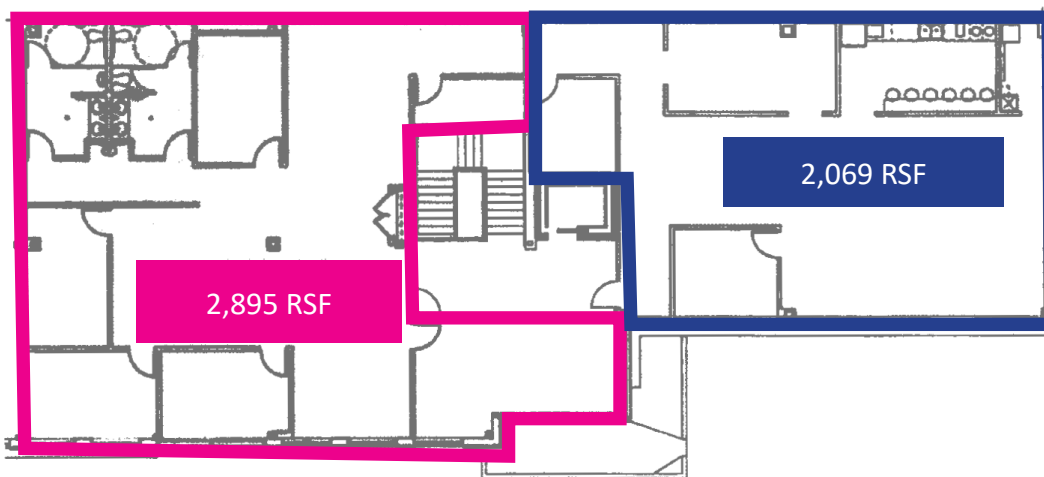
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THESE TWO SPACES CAN BE COMBINED FOR 19,567 RSF AVAILABLE NOW



2nd Floor Office Space Options - 2,209 RSF- 4,964 RSF



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Corporate Neighbors include:



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