



**FOR  
LEASE**

# **78 BARNUM ROAD DEVENS, MA**

**MODERN FLEX BUILDING  
70,160 SF ON 8.30 ACRES**

**78 Barnum Road** in Devens, Massachusetts is a flex building located on a level lot, with extraordinary frontage, in one of the premier parks in Devens. This building consists of 70,160 square feet and is available for lease. A new facade was recently added in 2018. The building is suitable for life sciences, research and development, manufacturing, office space, or industrial warehouse. All utilities are available.



[www.78BarnumRoad.com](http://www.78BarnumRoad.com)

**EXCLUSIVE LISTING AGENT:  
O'BRIEN COMMERCIAL PROPERTIES, INC.**



**336 Baker Avenue | Concord, MA**



**978-369-5500**



**[www.obrienncommercial.com](http://www.obrienncommercial.com)**



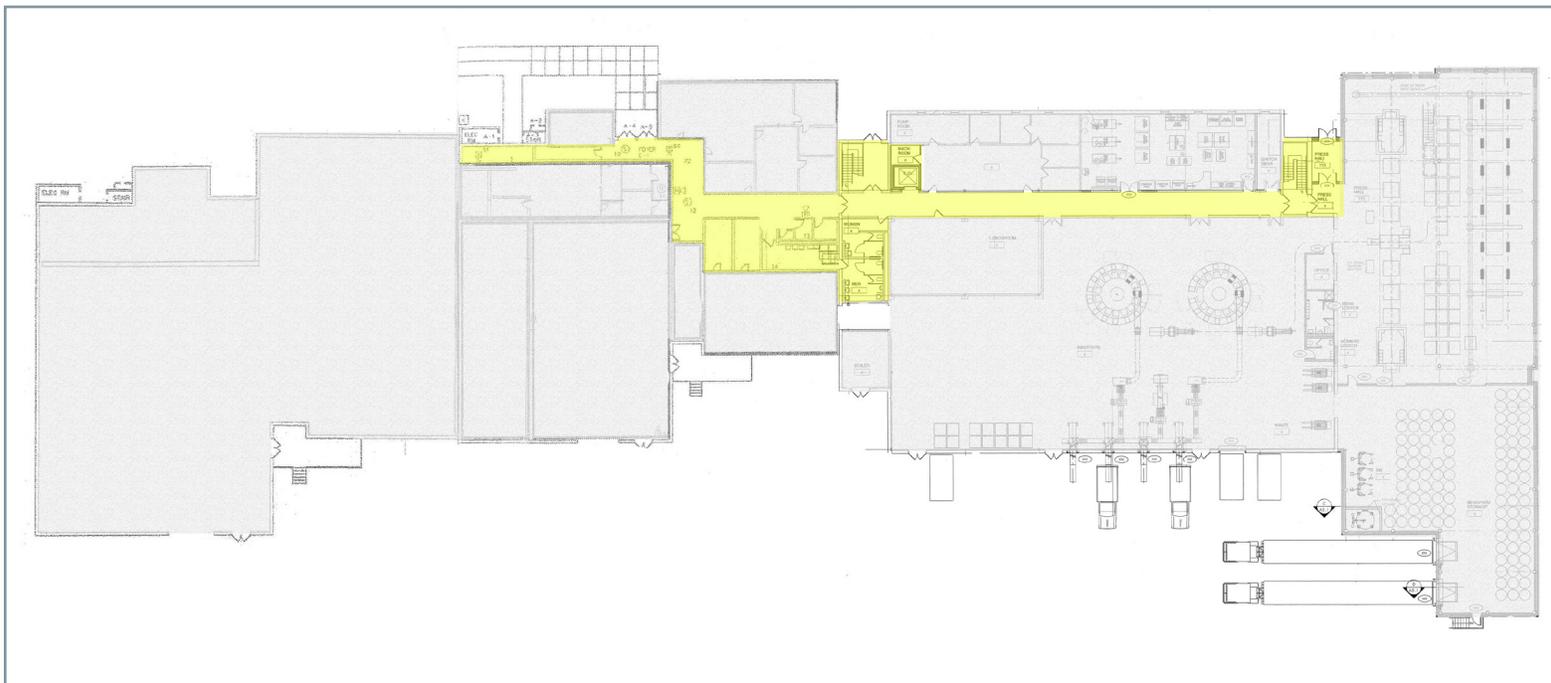
## >> SPECIFICATIONS

<b>Renovations:</b>	2018
<b>Total Size:</b>	70,160 Sq. Ft.
<b>Available:</b>	70,160 Sq. Ft.
<b>Type:</b>	Industrial / Flex
<b>Land:</b>	8.30 Acres
<b>Zoning:</b>	Industrial
<b>Stories:</b>	Two (2)
<b>Loading Docks:</b>	Two (2)
<b>Ceiling Height:</b>	12' - 40'
<b>Roof:</b>	Rubber Membrane
<b>Sprinklers:</b>	Wet
<b>Heat:</b>	Natural Gas
<b>Water:</b>	City
<b>Sewer:</b>	City
<b>Internet:</b>	Comcast

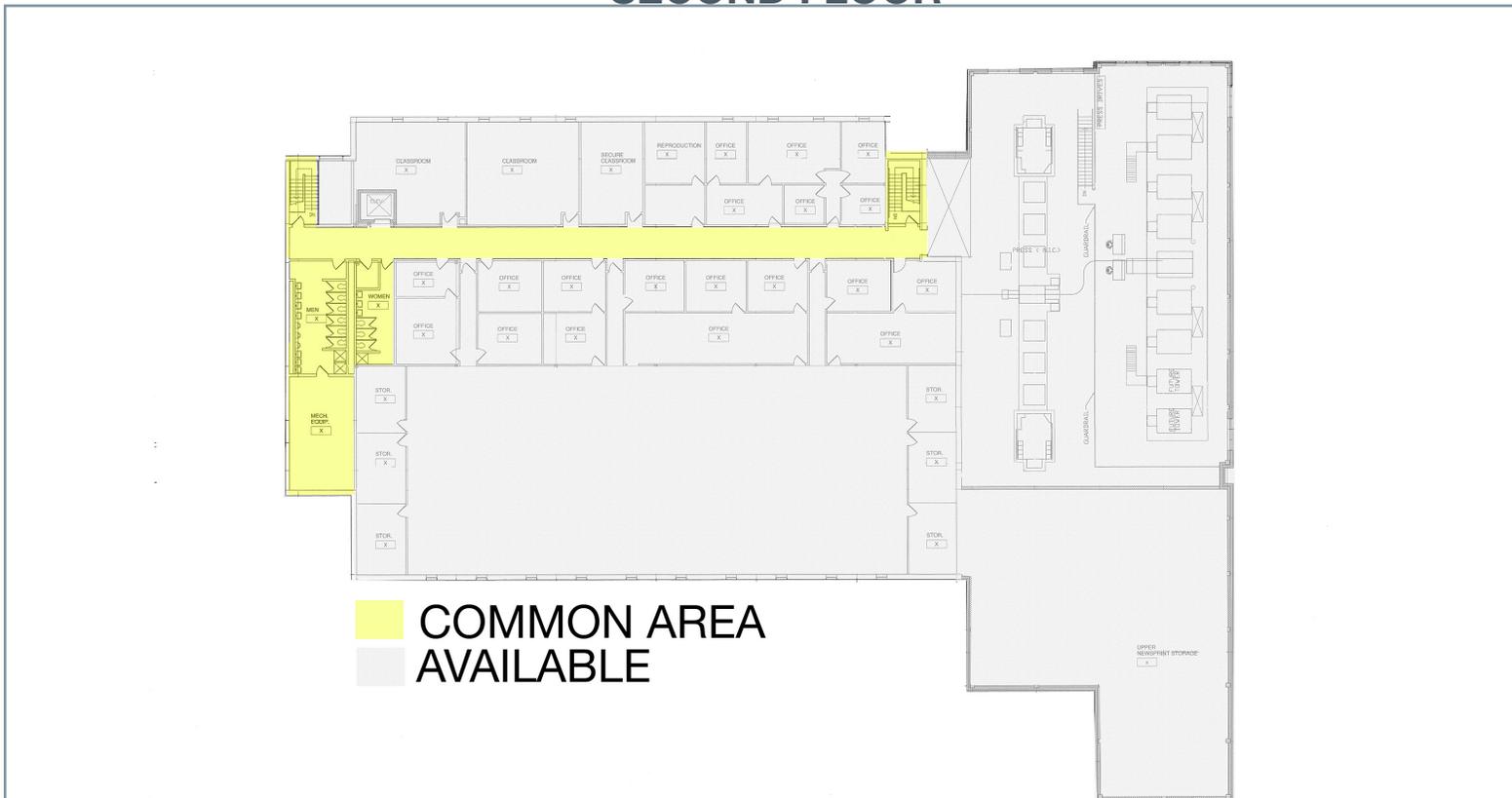


## >> FLOOR PLANS

### FIRST FLOOR



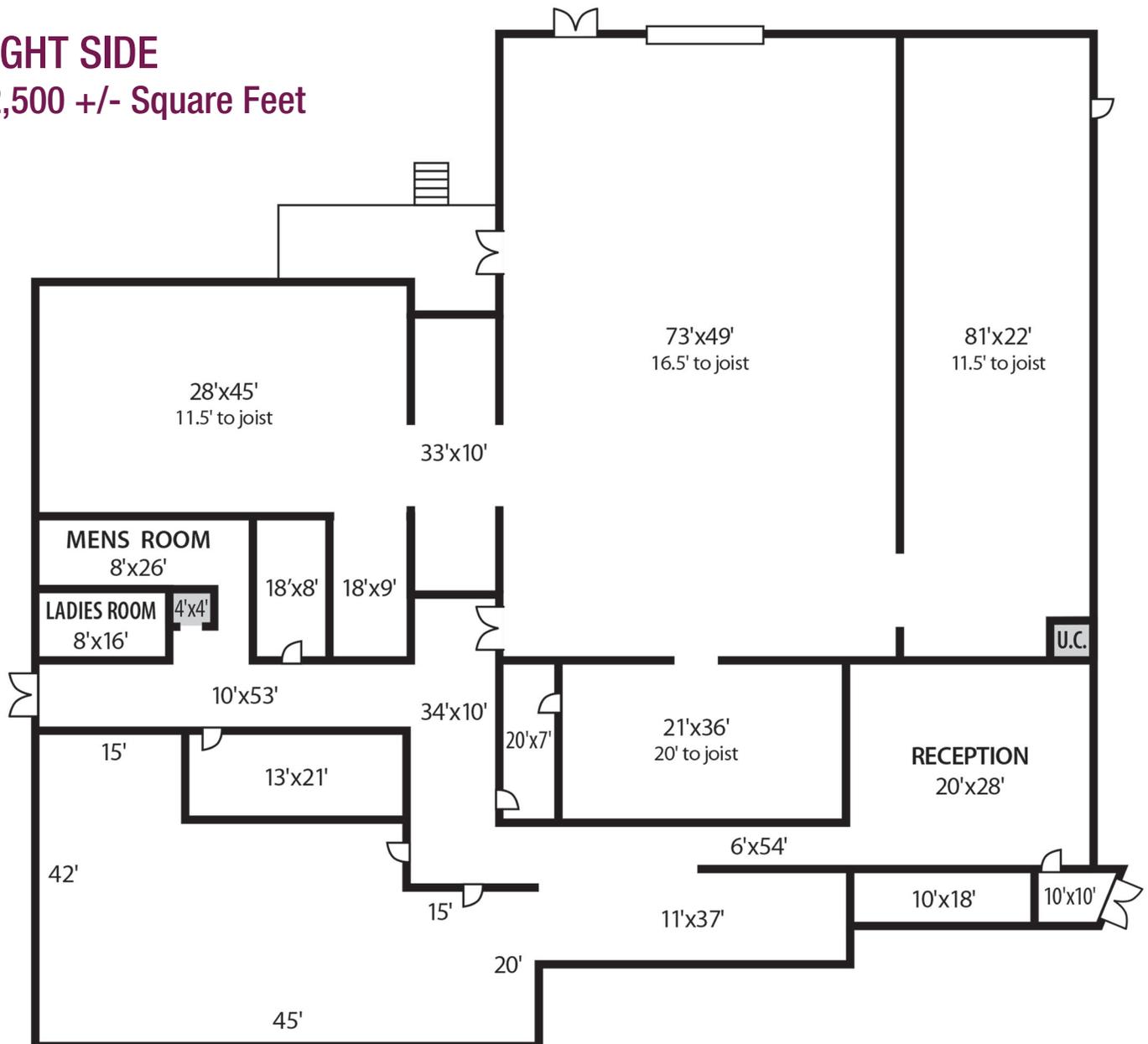
### SECOND FLOOR



# 78 BARNUM ROAD, DEVENS



## RIGHT SIDE 12,500 +/- Square Feet

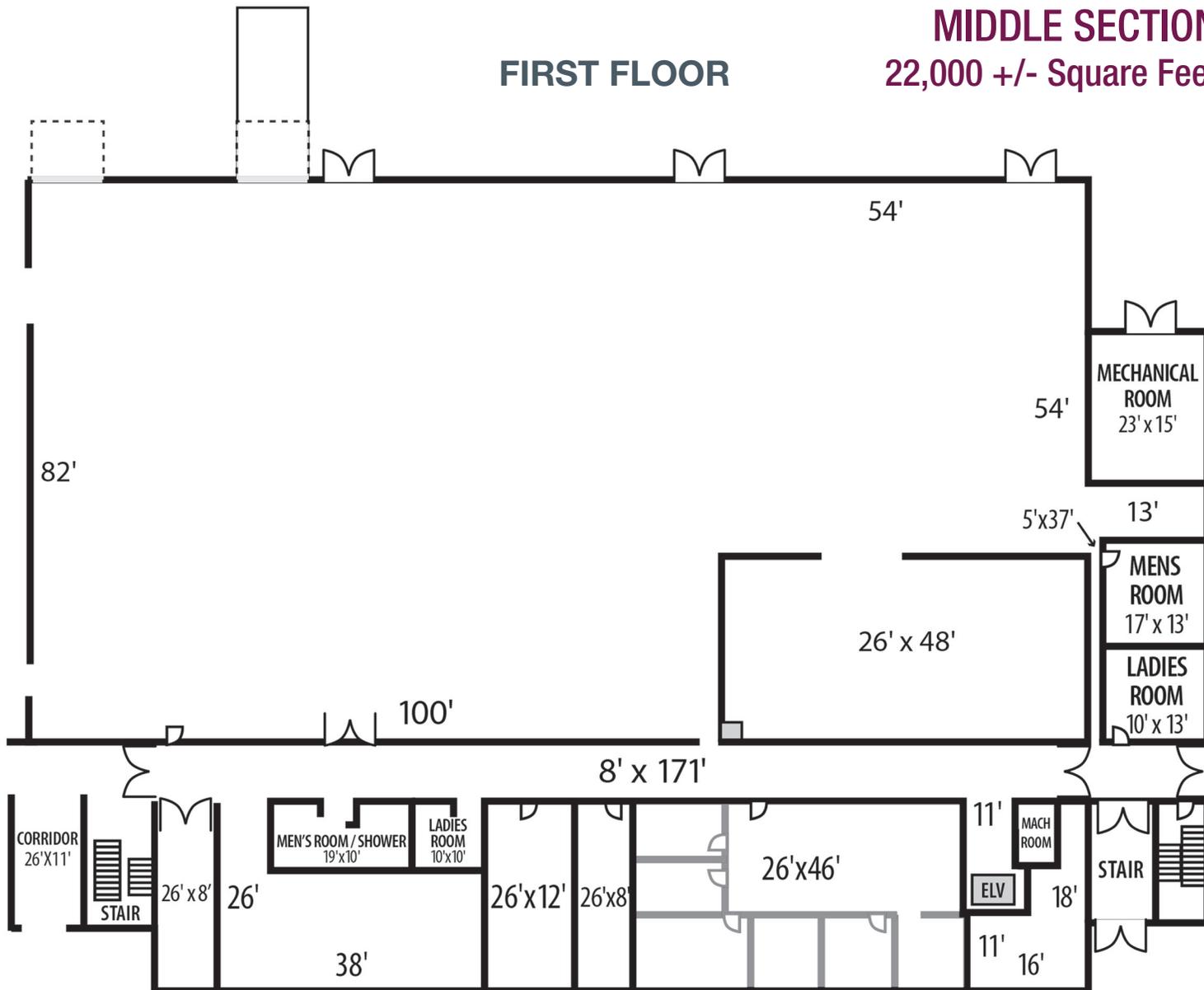


# 78 BARNUM ROAD, DEVENS



## FIRST FLOOR

**MIDDLE SECTION**  
22,000 +/- Square Feet

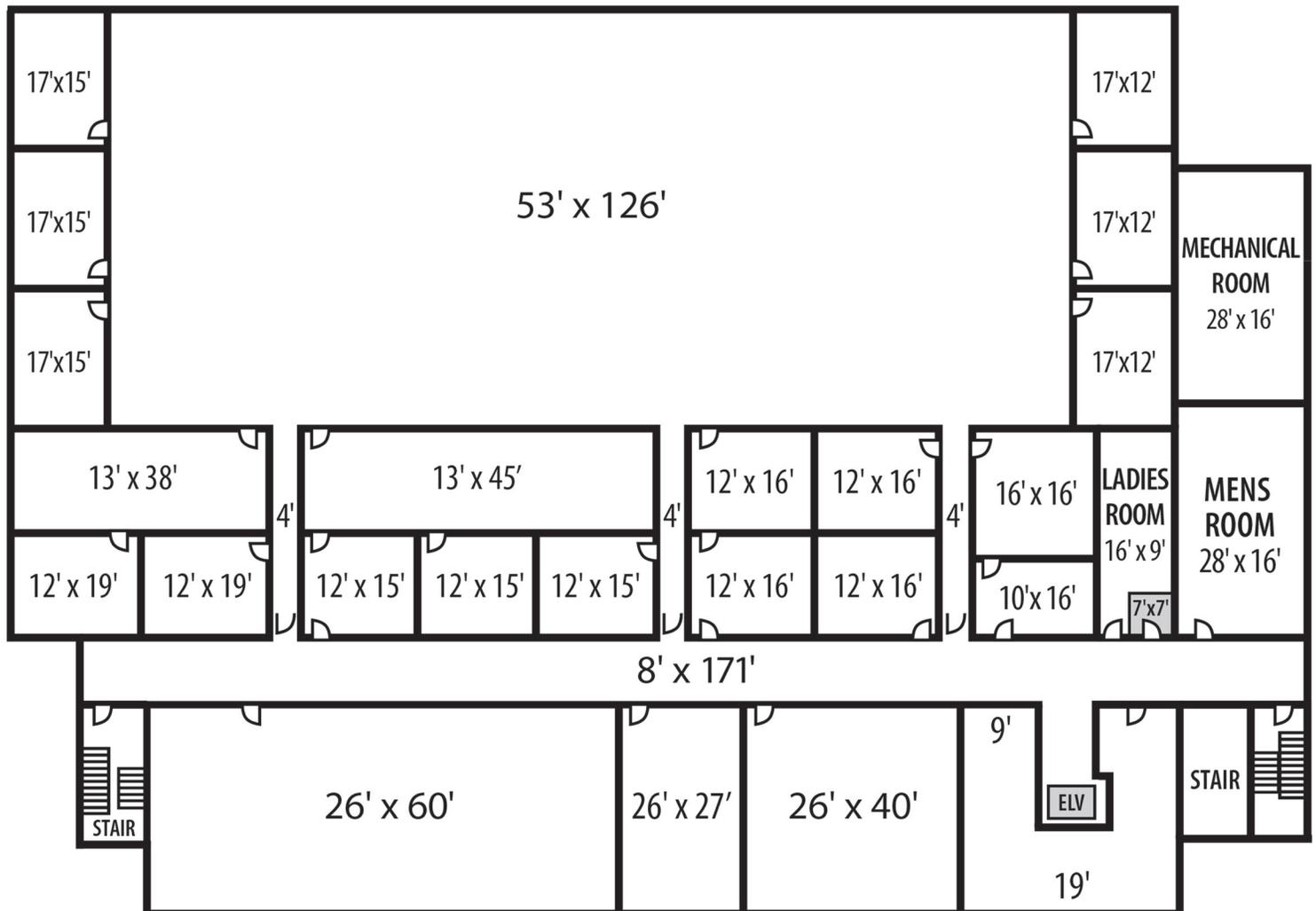


# 78 BARNUM ROAD, DEVENS

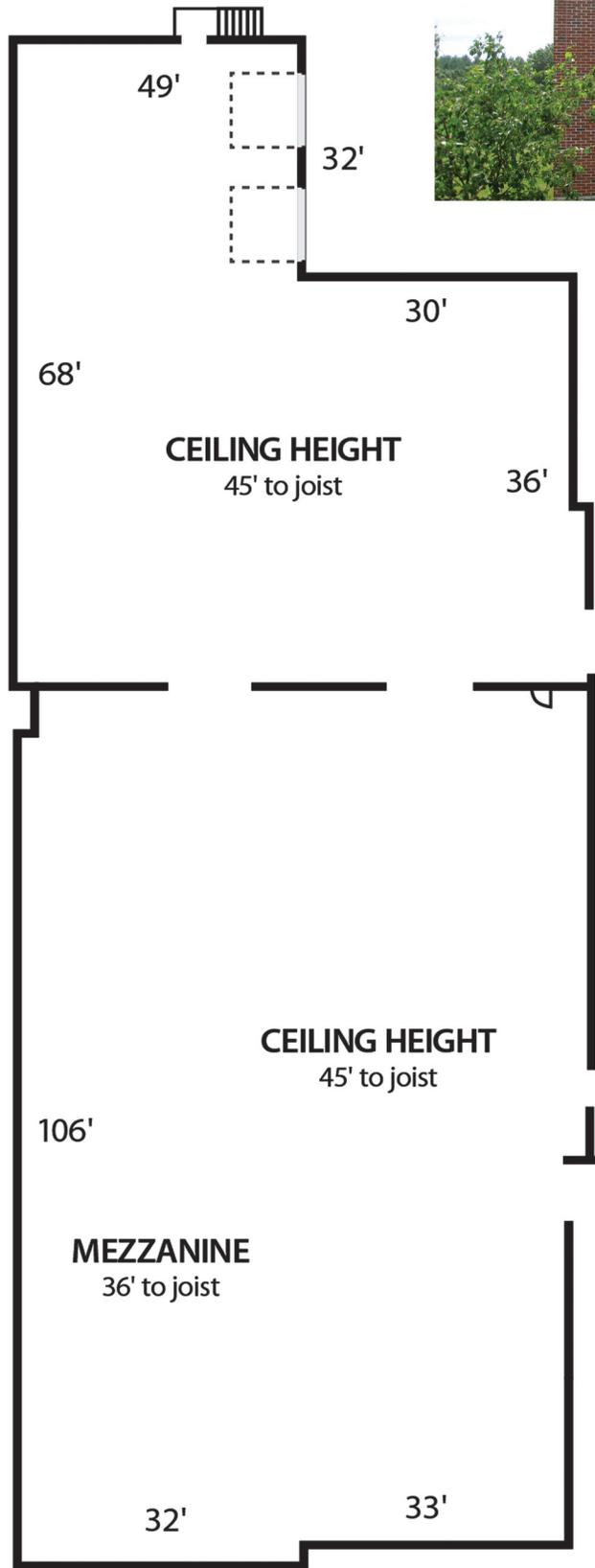


## SECOND FLOOR

**MIDDLE SECTION**  
22,000 +/- Square Feet



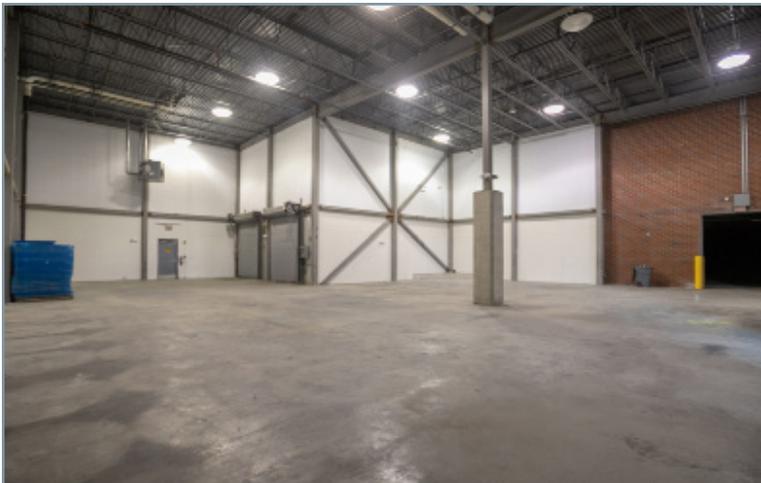
# 78 BARNUM ROAD, DEVENS



**LEFT SIDE**  
**11,000 +/- Square Feet**  
**HIGH BAY SPACE**

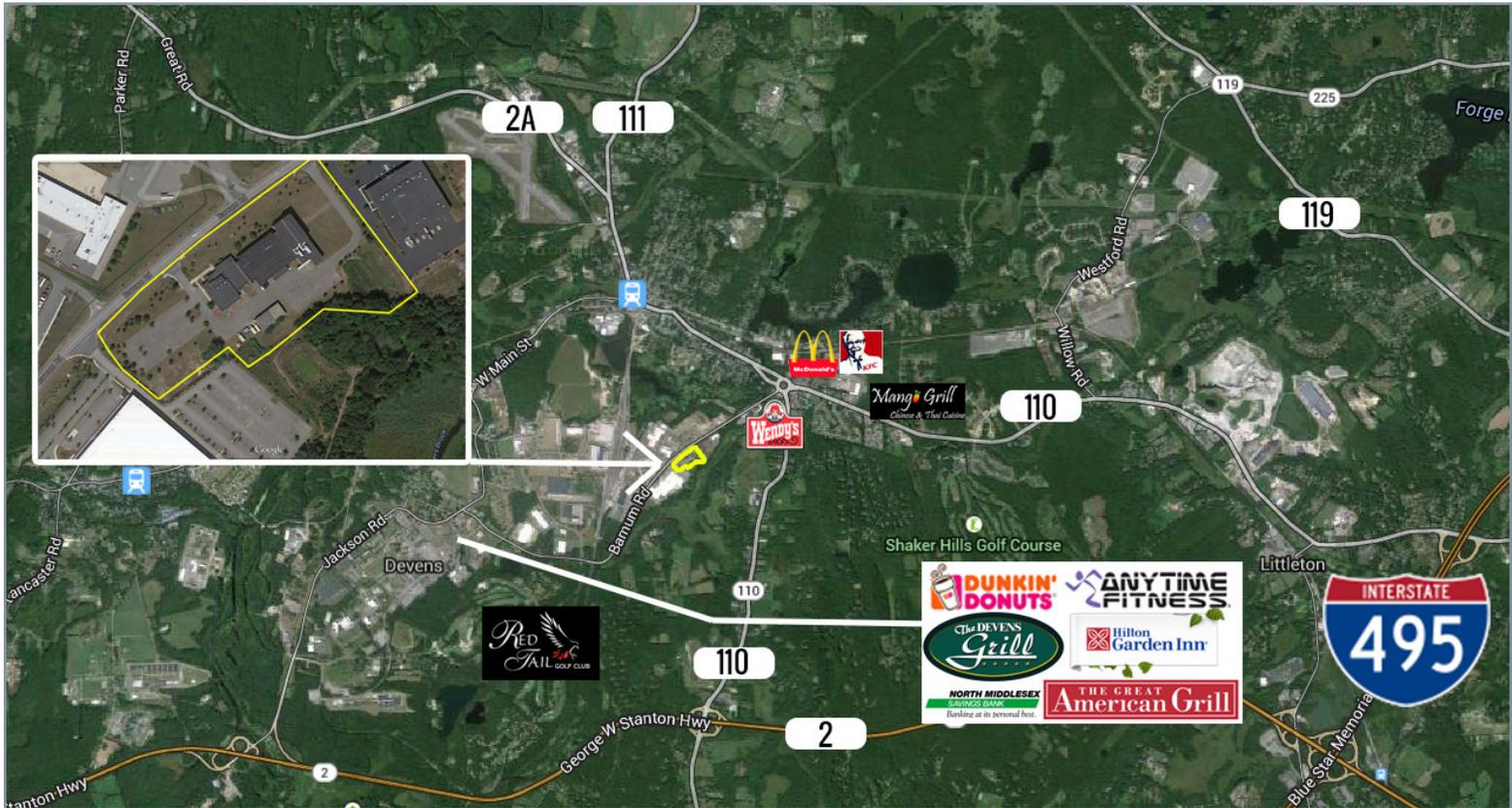
# 78 BARNUM ROAD, DEVENS

## >> IMAGE GALLERY



# 78 BARNUM ROAD, DEVENS

## >> LOCATION



- Located 1 mile from Ayer Commuter Rail
- 44 miles to Boston
- 45 miles to Manchester

>> EXCLUSIVE LISTING AGENTS:  
O'Brien Commercial Properties, Inc.

OFFICE MAIN - 978-369-5500

ERIC O'BRIEN	x121
NATE NICKERSON	x124
TONY PORTER	x120



336 Baker Avenue | Concord, MA



978-369-5500

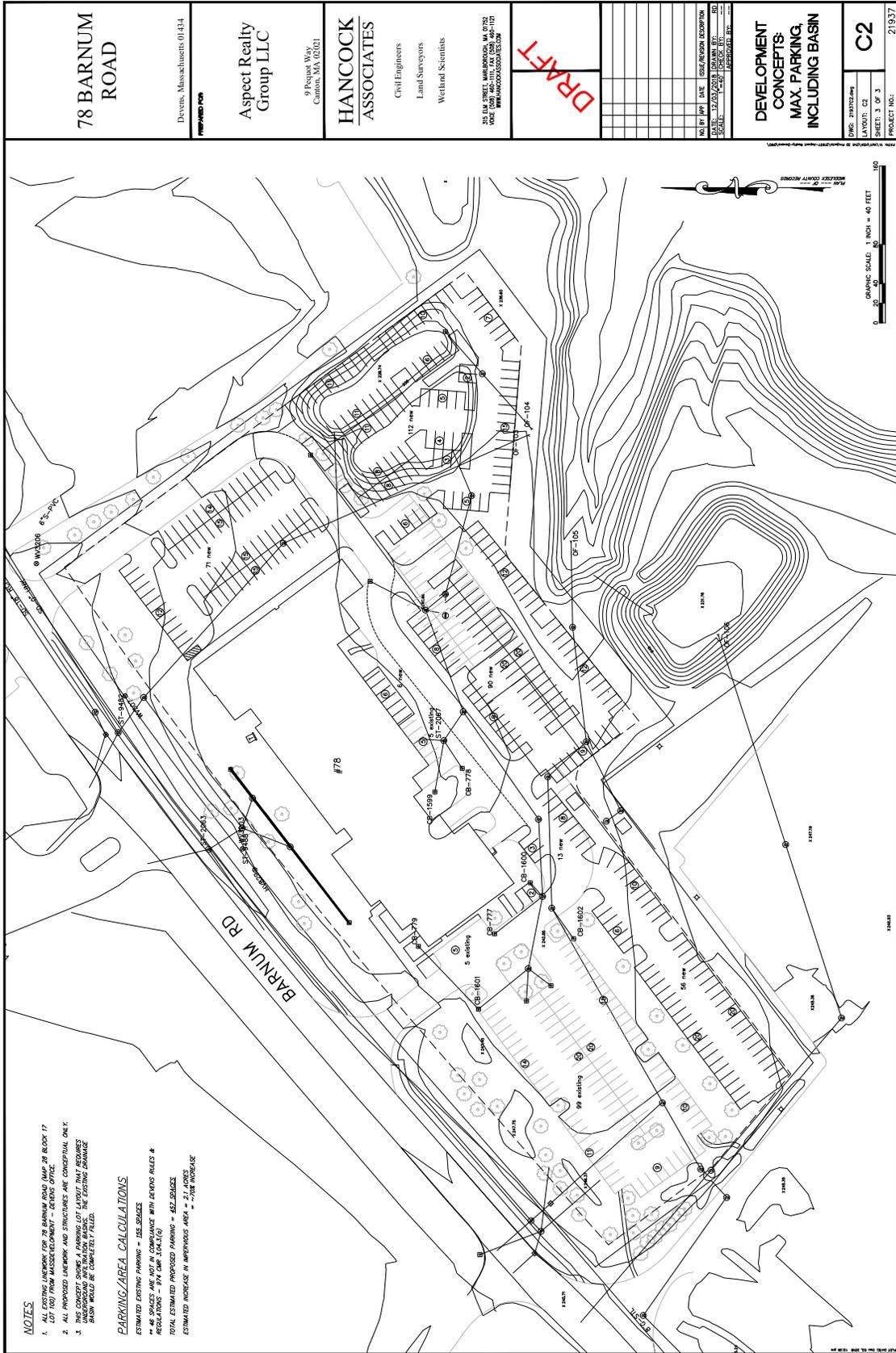


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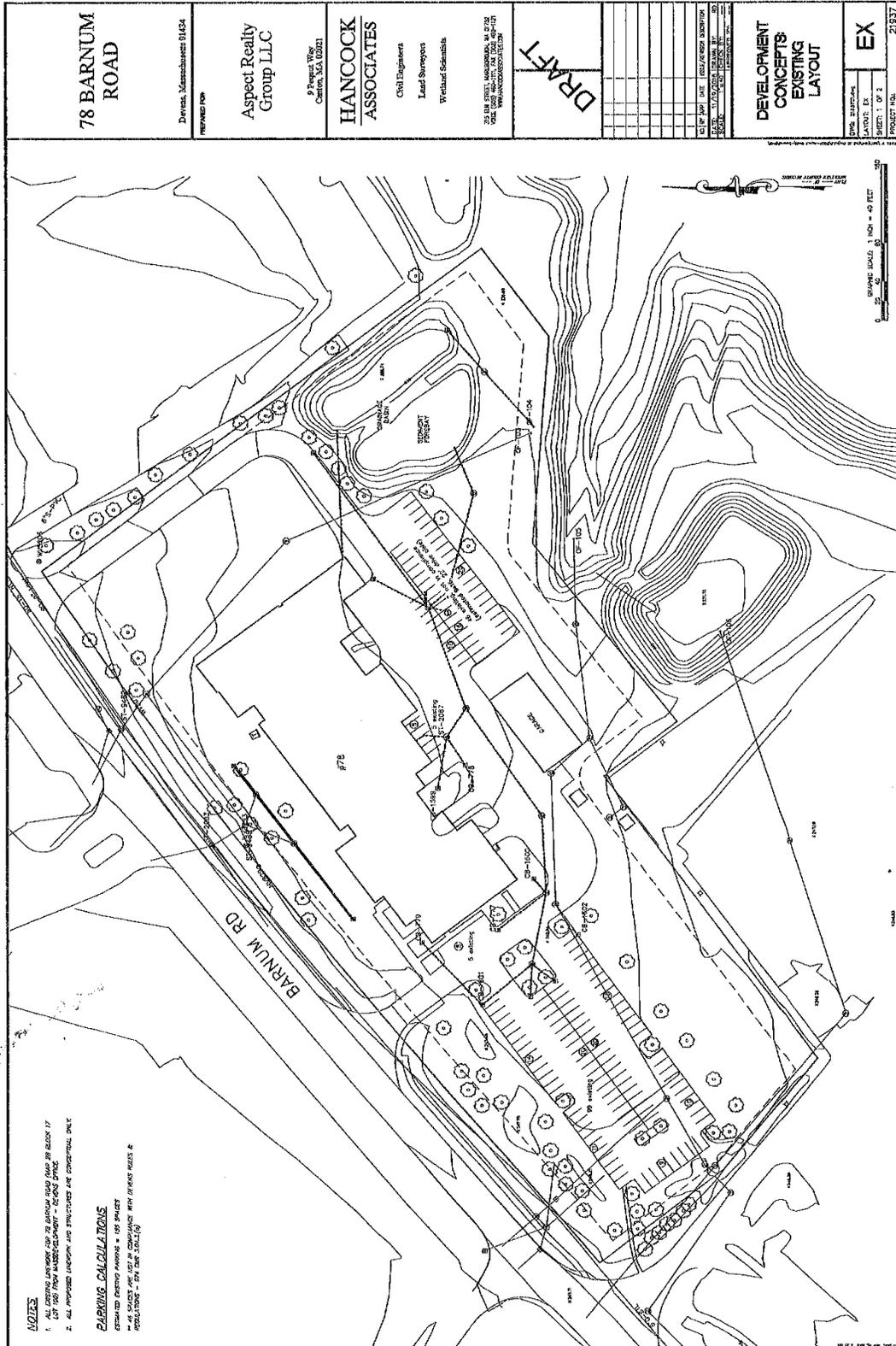
## >> PARKING PLANS - MAX PARKING



# 78 BARNUM ROAD, DEVENS

## >> PARKING PLANS - EXPANSION OPTION

*EXISTING PAVING LOT*



**NOTES**

1. ALL EXISTING SURVEY DATA FOR 78 BARNUM ROAD AND 20 BLOCK 17 LOT 100 FROM MASSDEVELOPMENT - 12/80/82/83
2. ALL PROPOSED DRIVEWAYS AND STRUCTURES ARE CONSTRUCTION ONLY

**PARKING CALCULATIONS**

EXISTING EXISTING PARKING = 135 SPACES  
 PROPOSED EXISTING AND PROPOSED NEW SPACES = 194 SPACES  
 TOTAL = 329 SPACES

78 BARNUM ROAD

Devens, Massachusetts 01454  
 PROJECT NO.

Aspect Realty  
 Group LLC

9 Forest Way  
 Canton, MA 02021  
**HANCOCK ASSOCIATES**

Civil Engineers  
 Lead Surveyors  
 Writual Schmittsch

315 DE STREET, WASHINGTON, MA 01890  
 TEL: 978-255-1100 FAX: 978-255-1101  
 WWW.HANCOCKASSOCIATES.COM

**DRAFT**

NO.	DATE	DESCRIPTION
1	10/27/2011	ISSUED FOR PERMIT
2	11/15/2011	REVISION
3	12/15/2011	REVISION
4	01/10/2012	REVISION
5	02/01/2012	REVISION
6	03/01/2012	REVISION
7	04/01/2012	REVISION
8	05/01/2012	REVISION
9	06/01/2012	REVISION
10	07/01/2012	REVISION
11	08/01/2012	REVISION
12	09/01/2012	REVISION
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37	10/01/2014	REVISION
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93	06/01/2019	REVISION
94	07/01/2019	REVISION
95	08/01/2019	REVISION
96	09/01/2019	REVISION
97	10/01/2019	REVISION
98	11/01/2019	REVISION
99	12/01/2019	REVISION
100	01/01/2020	REVISION

DEVELOPMENT CONCEPTS  
 EXISTING LAYOUT

DATE: 10/27/2011  
 LAYOUT: EX  
 SHEET: 1 OF 3  
 PROJECT NO.: 21937