



# 31 INDEPENDENCE DRIVE

DEVENS, MA

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100,000 SF | CLASS A INDUSTRIAL BUILD TO SUIT

- 36' CLEAR
- NEW CONSTRUCTION
- DELIVERY: 18 MONTHS FROM EXECUTED LEASE
- LOCATED 1.5 MILES FROM ROUTE 2

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

100,000 SF 36' CLEAR BUILD TO SUIT: NEW CONSTRUCTION CLASS A INDUSTRIAL BUILDING ON 5.6 ACRES

### PROPERTY HIGHLIGHTS

- 100,000 SF
- 36' CLEAR
- ESFR SPRINKLERS
- DELIVERY: FIRST QUARTER 2026

### PROPERTY SPECIFICATIONS

PROPERTY SIZE:	5.6 AC
PROPOSED BUILDING:	100,000 SF
ZONING:	INDUSTRIAL/TRADE (MANUFACTURING, DISTRIBUTION, LIGHT ASSEMBLY AND R&D)
ELECTRIC:	CITY
WATER/SEWER:	CITY
GAS:	AVAILABLE
LEASE RATE	MARKET

# SITE PLAN

## EXHIBIT A





## BUSINESS FRIENDLY

- Mass Development supports growth & provides financial capabilities
- Massachusetts Office of Business Development (MOBD) strengthens competitive economic positions
- Nashua Valley Chamber of Commerce enhances local vitality & quality of life
- Development flexible - room to expand without delay from obstacles

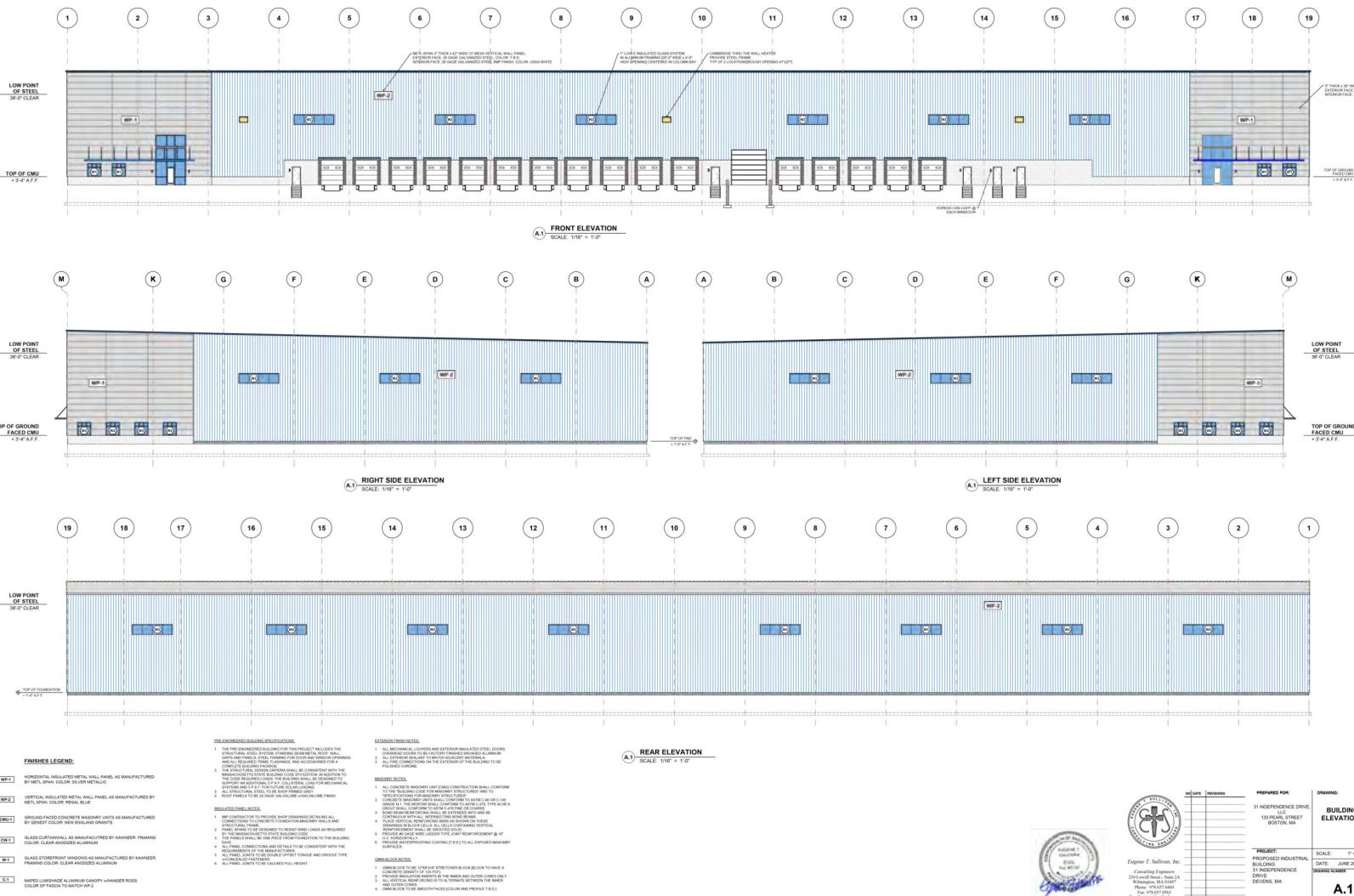
## VALUES COMMUNITY

- Welcoming environment from easily accessible local establishments
- Professionally managed town amenities to cultivate aesthetics & ease of life
- Foster education & culture through excellent public school system, Fort Devens Museum, and the United Native American Cultural Center
- Connect in the community through regularly held local events

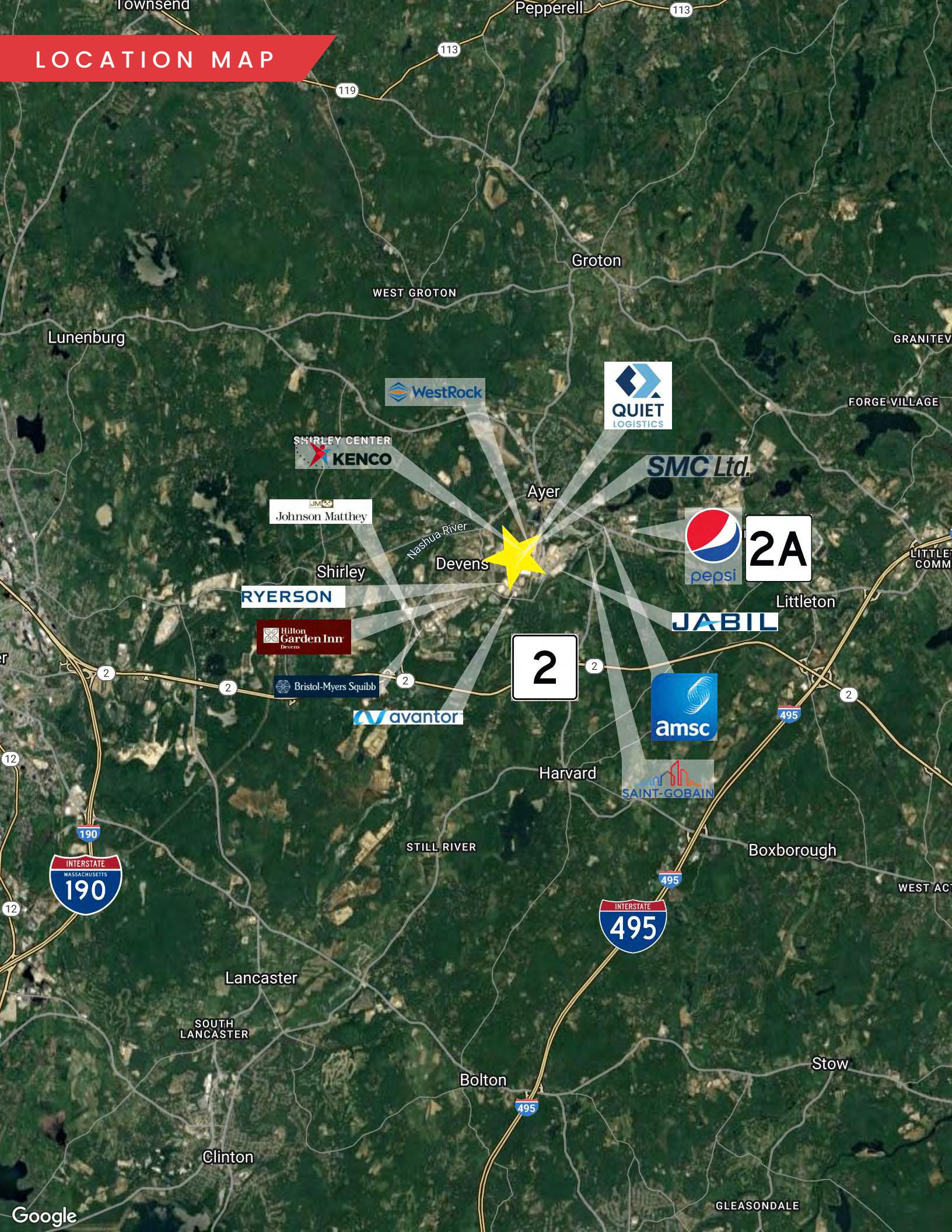
## OPEN & ACTIVE

- Comprised of plentiful indoor & outdoor spaces for play and fitness such as Mirror Lake's beachfront and Dragonfly Wellness Center
- Miles of walking paths and biking lanes
- Enjoy Devens Recreation such as numerous playing/athletic fields and community center
- Mirror Lake provides canoe and kayak launches and seasonal beachfront

## ELEVATIONS



## LOCATION MAP



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