

63 HOSPITAL ROAD

DEVENS, MA



SIZE
32.41 ±
acres

63 Hospital Road (Shirley Village)

Area: 32.41 acres/25.92 buildable acres

Max. Anticipated Development: 325,000 SF

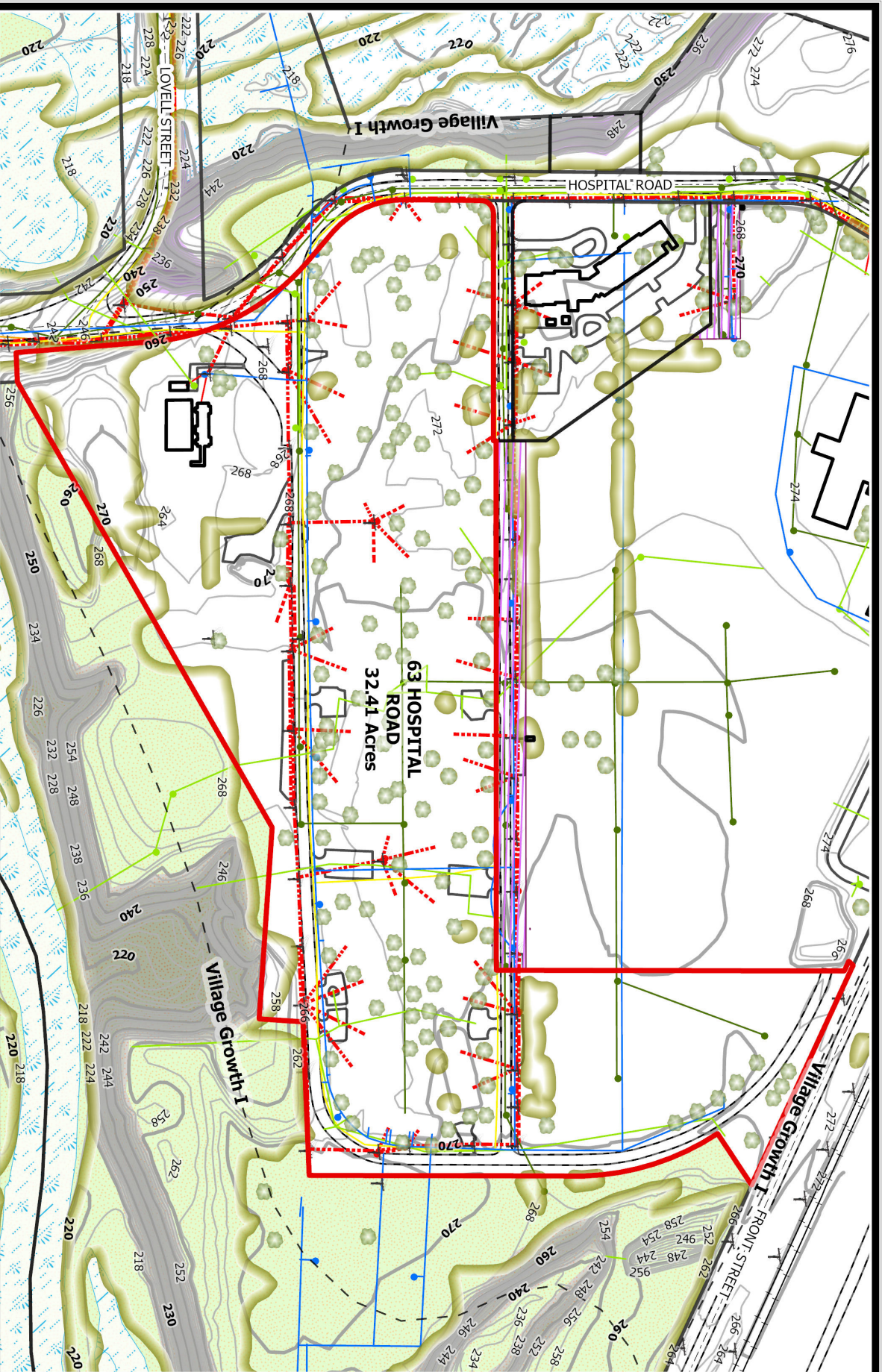
Zoning: Village Growth I

Allowed Uses: Commercial, Office, Retail, Lodging/Conference, Senior Housing

FAR: 0.35

Utilities: All utilities to property line on Hospital Road and some along Elliot Road. Subdivision would require installation of all utilities under Elliot Road and reconstruction of Perimeter Road and reconstruction of Elliot Road.

Subdivisible. Maximum single building size is 40,000 SF (office) or 50,000 SF (all other uses). Approximately 0.5 miles from Shirley Station (Fitchburg Commuter Rail Line). Approximately 1,600 SF (southeastern corner adjacent to Oxbow Wildlife Refuge) is Natural Heritage & Endangered Species Program (NHESP) Priority Habitat of Rare Species (PH 2035).

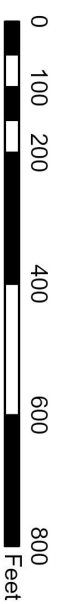


Legend

- Electric UG Line
- Electric OH Line
- Communication UG Line
- Communication OH Line
- Water Lines
- Stormwater Lines
- Sewer Lines
- Gas Lines
- Road Edge
- Road Centerline
- Contours: Minor
- Contours: Major
- Zoning Districts
- Buildings
- Driveways and Parking
- Lots
- Wetlands
- Conservation Parcels
- Poles
- Slope Resource Area
- Parcels 2023
- Railroad
- Airfield
- Tree / Bush Area
- Tree / Bush Line
- Trees
- Easements
- Parcel Selection



63 HOSPITAL ROAD



This document was prepared by the MassDevelopment Engineering Department at the request of MassDevelopment. The information contained herein is approximate and is provided for reference purposes only, and MassDevelopment does not warrant the accuracy or completeness of the information shown.