

DEVENS, MA
33 LAKE GEORGE STREET

FOR LEASE



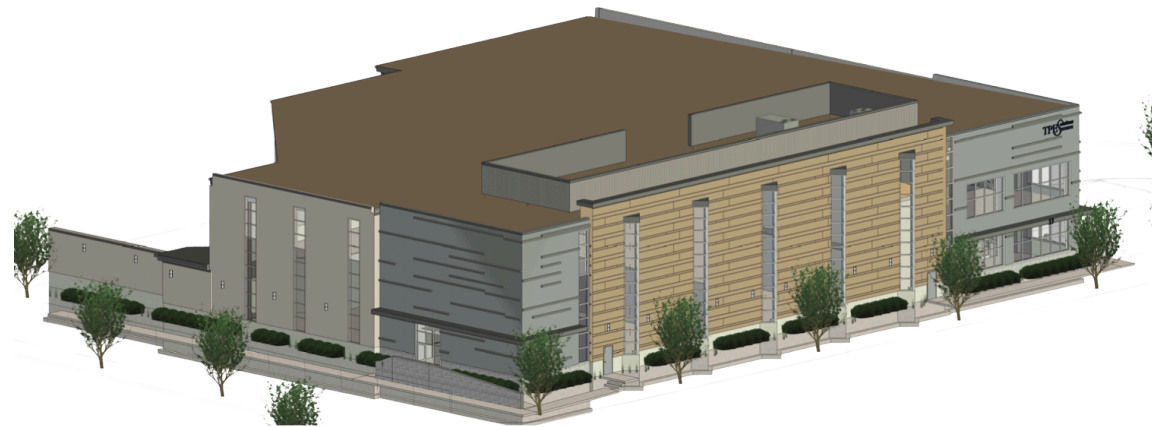
NEW CONSTRUCTION | MULTI-USE MANUFACTURING/WAREHOUSE
TO BE DELIVERED 8/1/2026

R.W. HOLMES
COMMERCIAL REAL ESTATE

JIM BARTHOLOMEW
(508) 651-9023
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PROPERTY OVERVIEW

Building Size	31,500 SF
Year Built	Delivery August 2026
Zoning	Industrial
Clear Height	35'
Column Spacing	Free
Loading	Space A - One (1) Tailboard Loading Space B - Two (2) Tailboard Loading Two (2) Drive-Ins
Parking	Space A - Nine (9) Spaces Space B - Thirteen (13) Spaces
Power	2500A / 480 V / 3W
Sprinkler	ESFR System
Sewer	Town of Devens
Water	Town of Devens
Utilities	Gas - Mass Dev. via National Grid Electric - Mass Dev. via Wellesley Municipal Telecomm - Verizon/Comcast



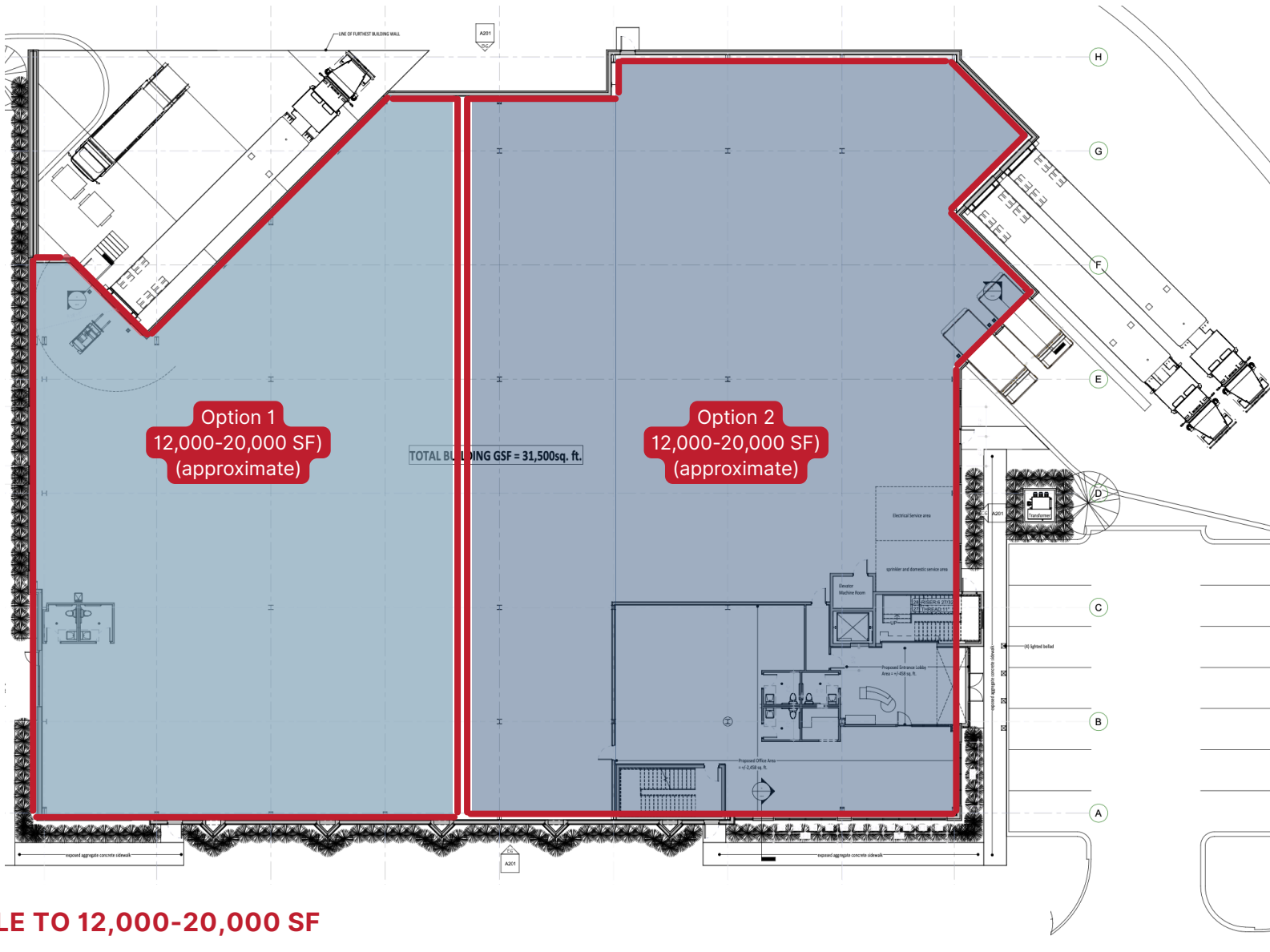
SPACE A **12,000 - 20,000 SF**

SPACE B **12,000 - 20,000 SF**

RENTAL RATE **\$19.25/SF NNN**

FLOORPLAN

FIRST FLOOR | 31,500 SF*



*DEMISABLE TO 12,000-20,000 SF

ACCESS FROM 33 LAKE GEORGE STREET

1.1 MILES TO 2

6.7 MILES TO 

8.1 MILES TO 

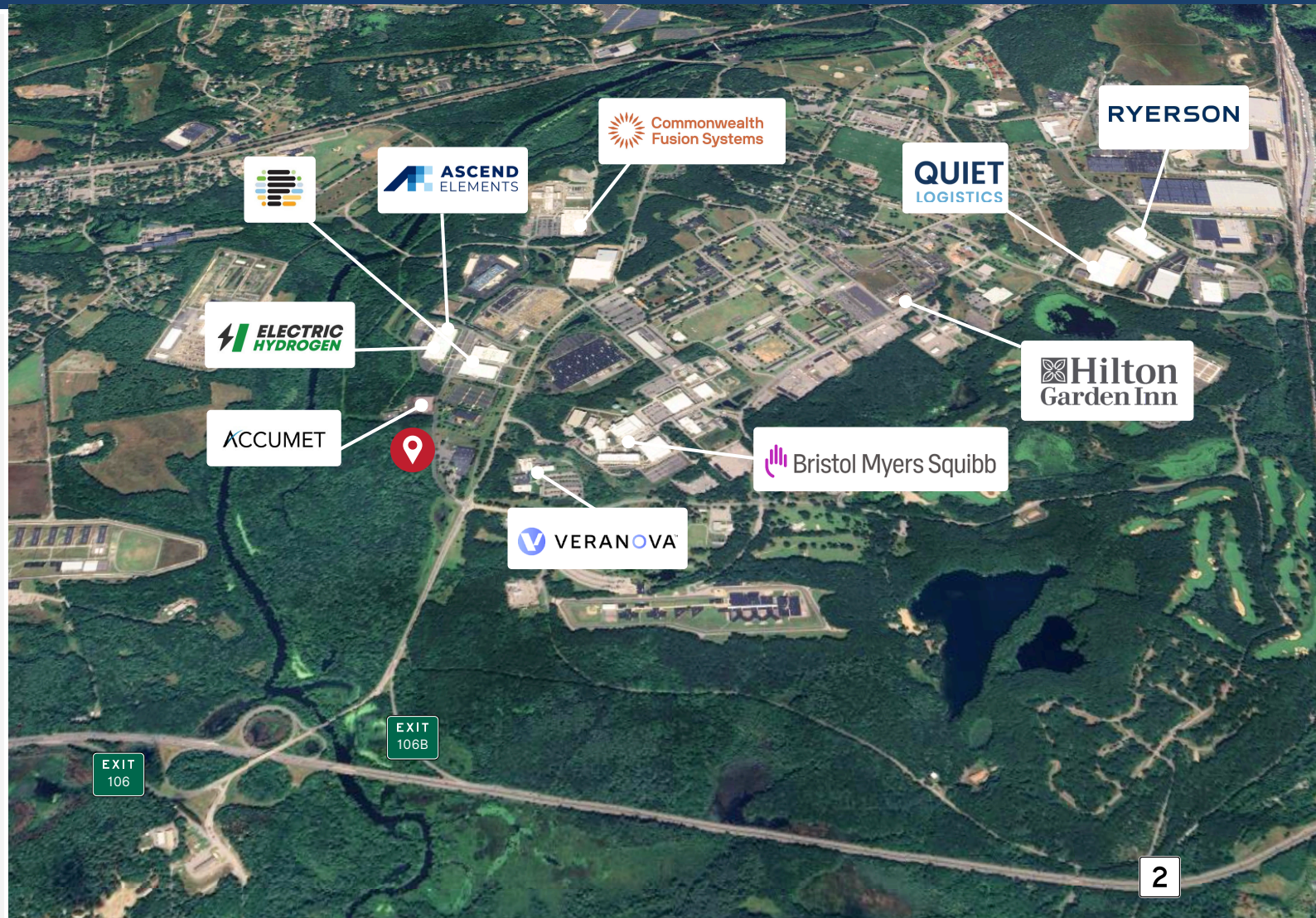
LOCATED WITHIN 4 MILES OF:

DINING

Canteen
Sterling Street Brewery
Marty's Corner Cafe & Deli
Pizza Bella
Bandoleros Mexican Grill
Dunkin'
Great American Grill

HOTELS

Hilton Garden Inn, Devens Common
SpringHill Suites by Marriott



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FOR MORE INFORMATION, PLEASE CONTACT:

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