

**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  
[JIMB@RWHOLMES.COM](mailto:JIMB@RWHOLMES.COM)

## PROPERTY OVERVIEW

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



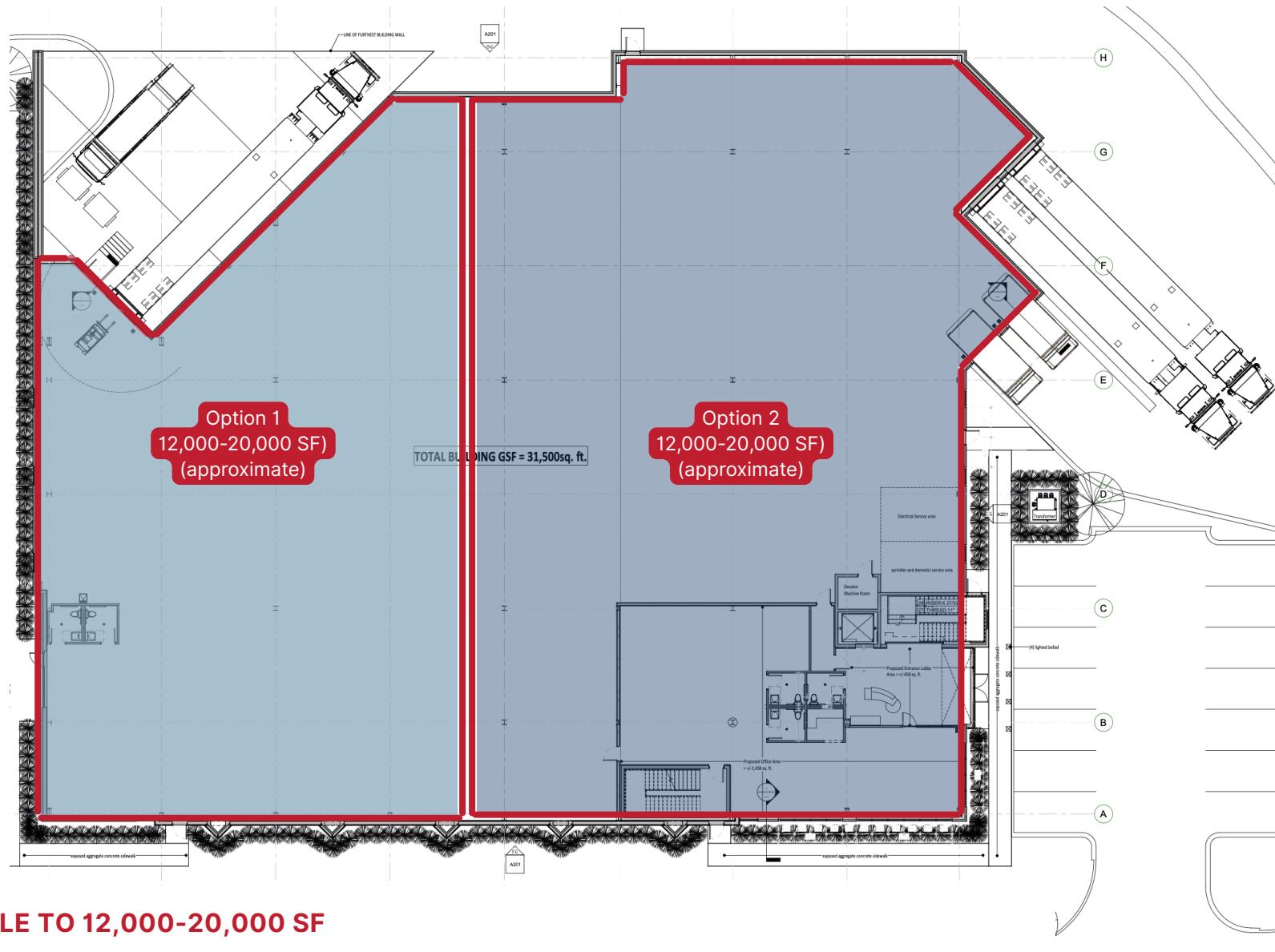
**SPACE A**      **12,000 - 20,000 SF**

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

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

## 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



**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

**JIM BARTHOLOMEW**  
**(508) 651-9023**  
**[JIMB@RWHOLMES.COM](mailto:JIMB@RWHOLMES.COM)**

All information furnished regarding property for sale, rental or other financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or conditions, prior sale, lease or financing, or withdrawal without notice.