

18 SARATOGA BLVD
Devens, MA

Asking Price
\$8.50 PSF NNN



**21,600 SF FULL-BUILDING
SUBLEASE OPPORTUNITY**

**OFFICE / MANUFACTURING / WAREHOUSE
SPACE AVAILABLE**

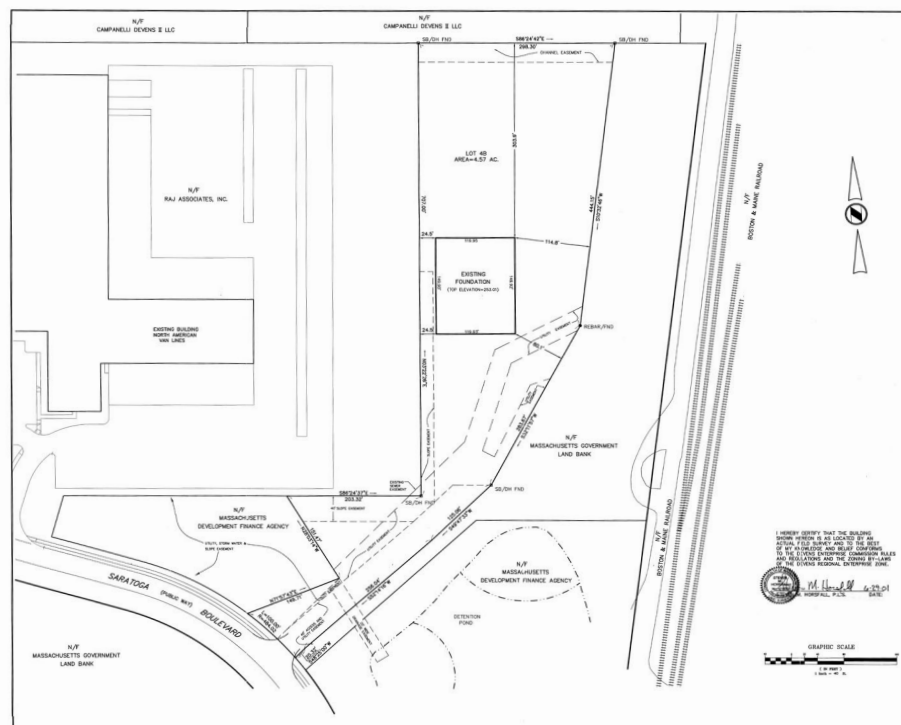
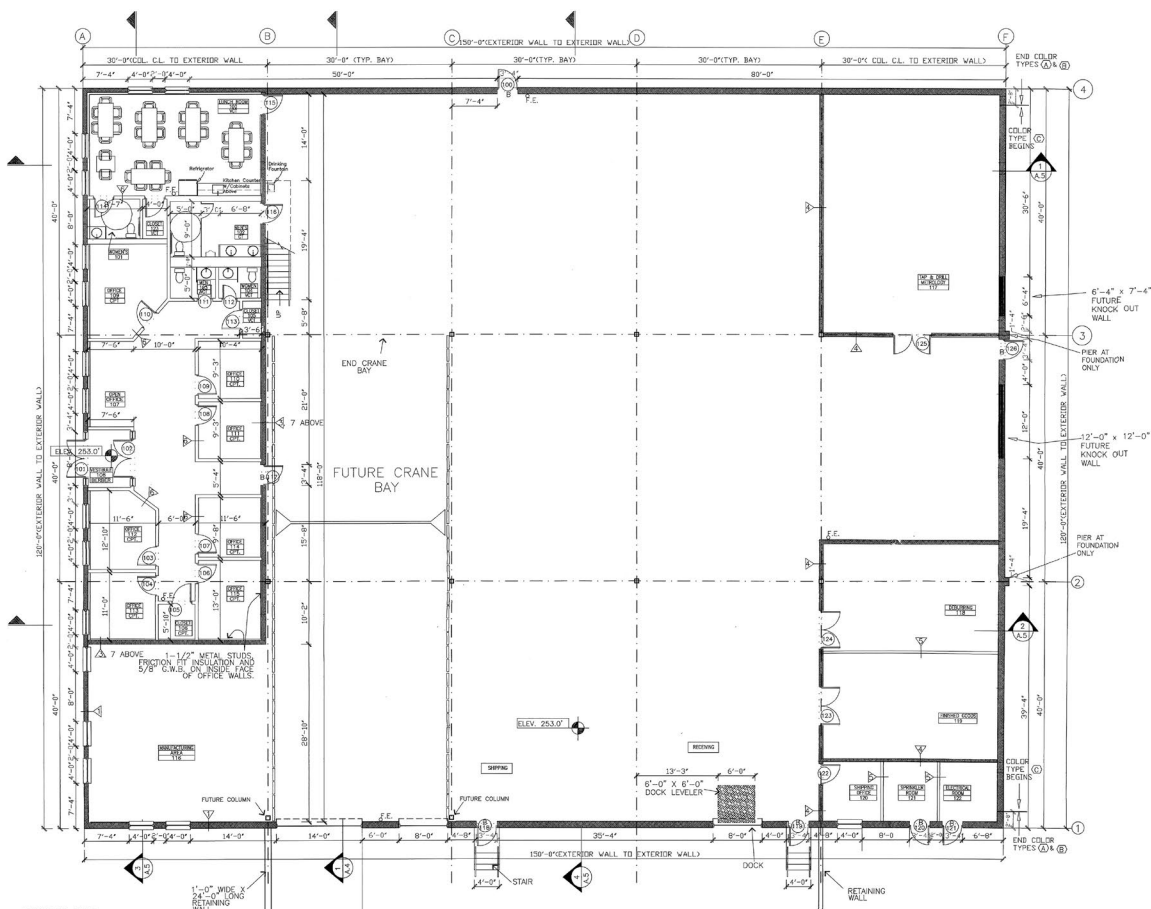
**AVISON
YOUNG**

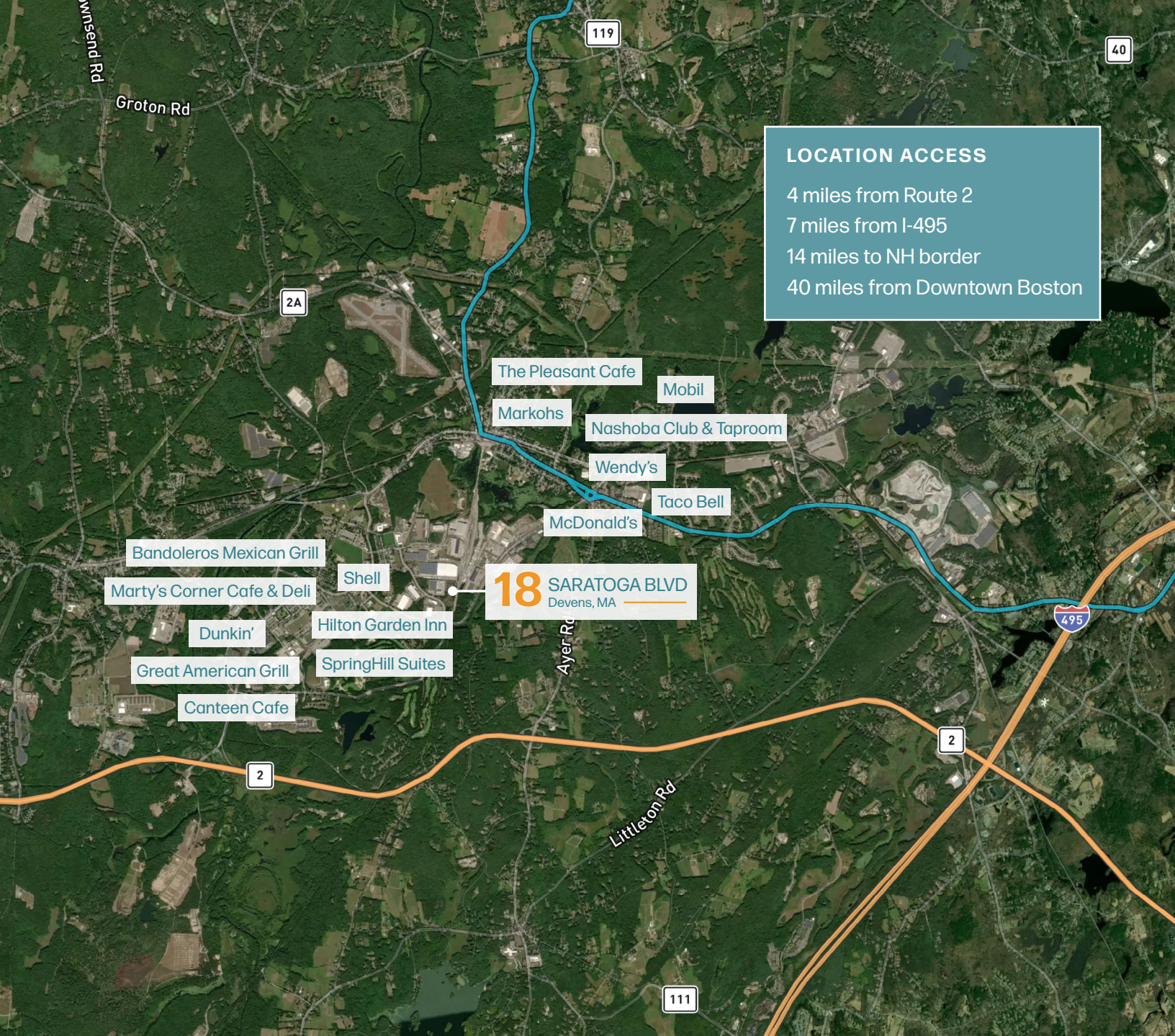


PROPERTY OVERVIEW

Building Size:	21,600 SF two-story free standing building: - 18,000 SF on 1st floor - 3,600 SF on 2nd floor
Lot Size:	4.75 AC
Type:	Steel frame w/ block construction
Sublease Term:	Through 3/31/2036
Space Use:	Office, manufacturing, & warehouse
Clear Height:	Approximately 13' to 21' (6,000 SF at 21')
Column Spacing:	30' x 40'
Loading:	1 ramped overhead door (14'x14') 2 tailboard loading docks (8'x8')
Electrical:	2,000 Amps, 3 phase 4 wire 120/208
Car Parking:	57 spaces
Year Built:	Approximately 2001
Fire Protection:	Fully sprinklered
Zoning:	I - Industrial
Water/Sewer:	Town
Building Dimensions:	150' x 120'







LOCATION ACCESS

4 miles from Route 2
7 miles from I-495
14 miles to NH border
40 miles from Downtown Boston

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FOR MORE INFORMATION, PLEASE CONTACT:

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