

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

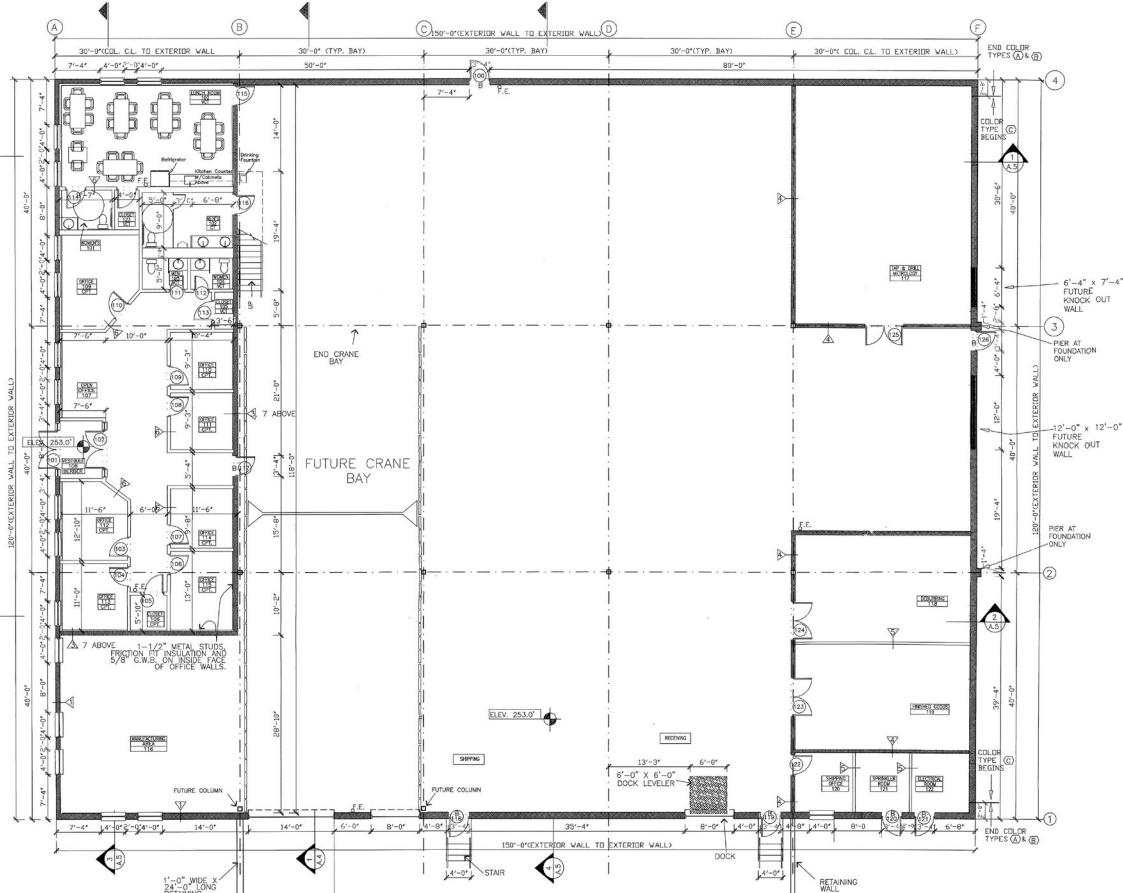
Water/Sewer:

Town

Building Dimensions:

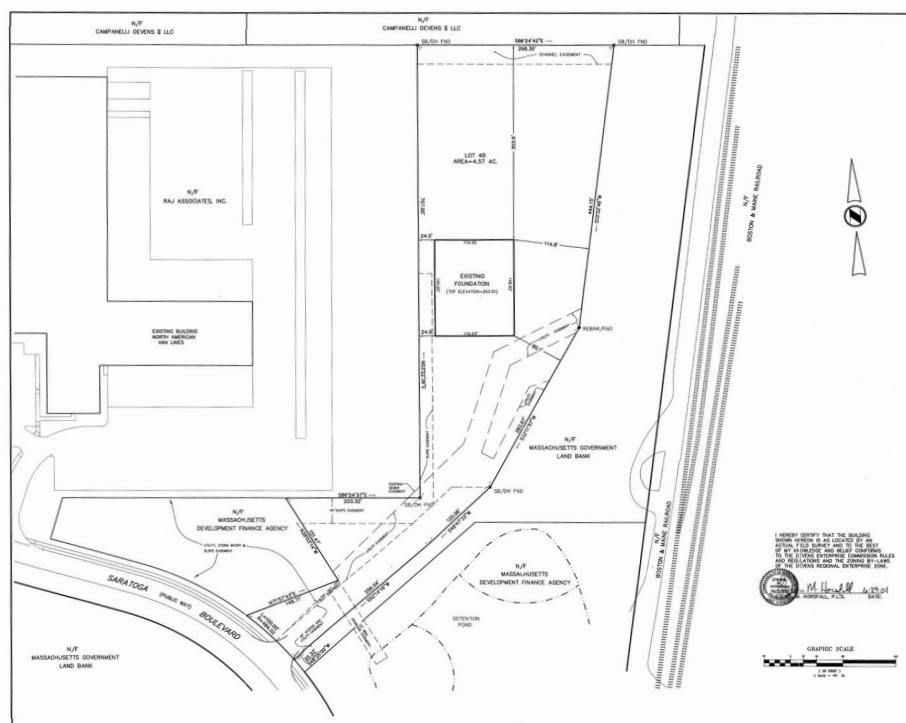
150' x 120'



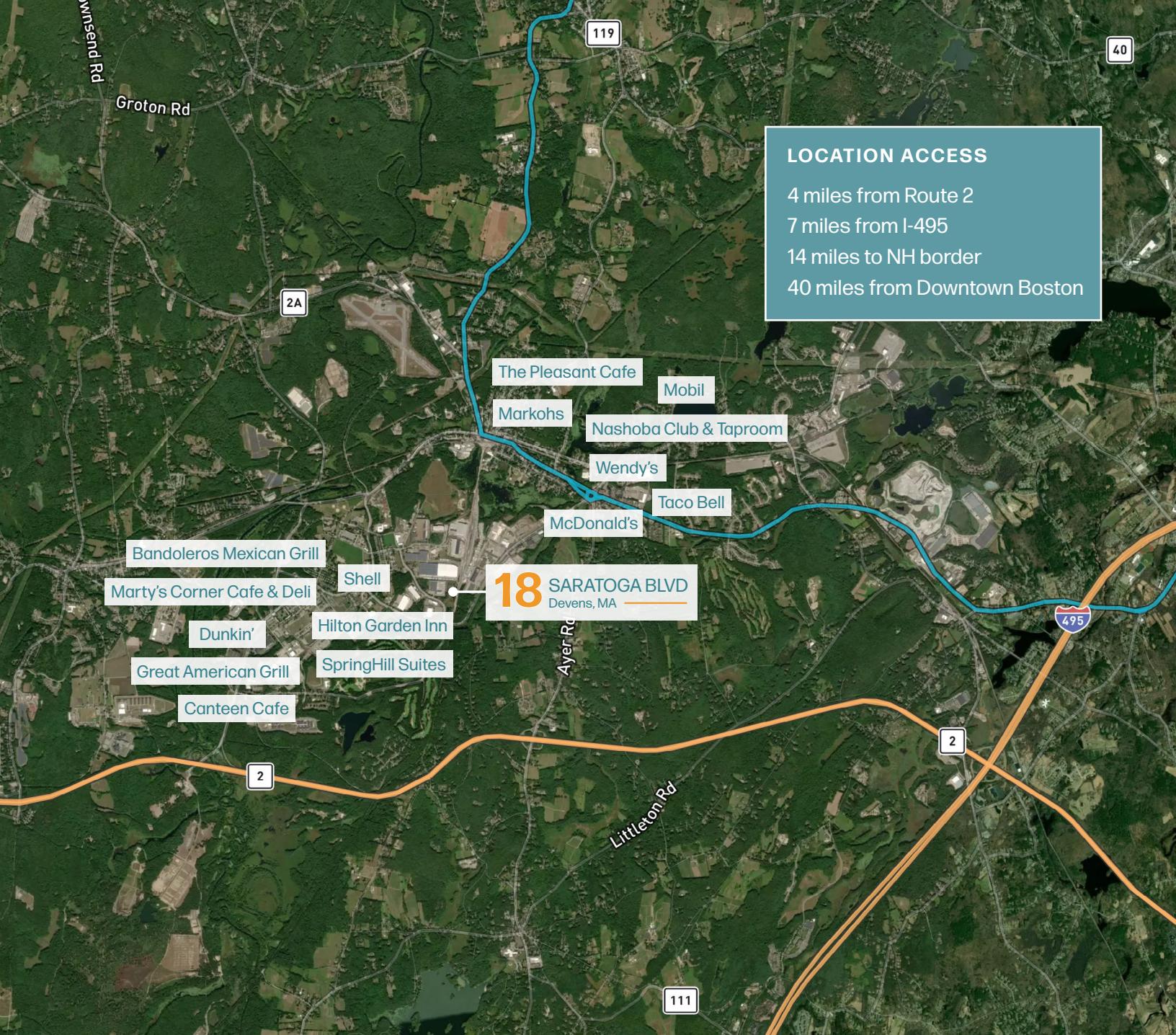


FLOOR PLAN 21,600 SF

SITE PLAN



**AVISON
YOUNG**



FOR MORE INFORMATION, PLEASE CONTACT:

Tom Aitken, Senior Vice President
617.462.2789
tom.aitken@avisonyoung.com

Chris Reilly, Senior Associate
781.956.8989
chris.reilly@avisonyoung.com

Avison Young, New England
200 State Street, Floor 15
Boston, MA