

# 18 SARATOGA BLVD

Devens, MA

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21,600 SF FULL-BUILDING  
SUBLEASE OPPORTUNITY

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OFFICE / MANUFACTURING / WAREHOUSE  
SPACE AVAILABLE

AVISON  
YOUNG

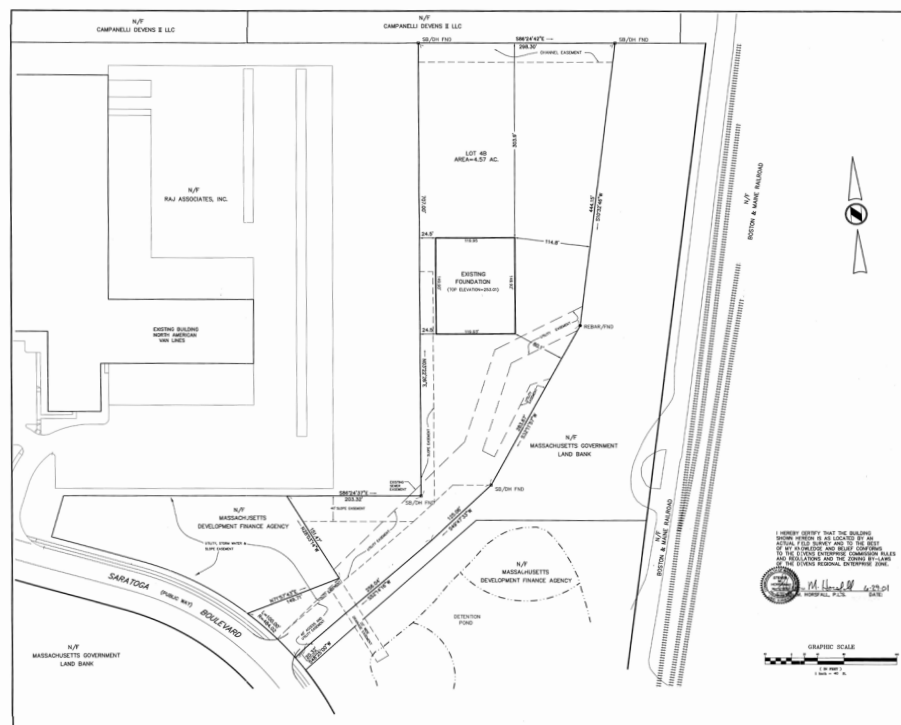
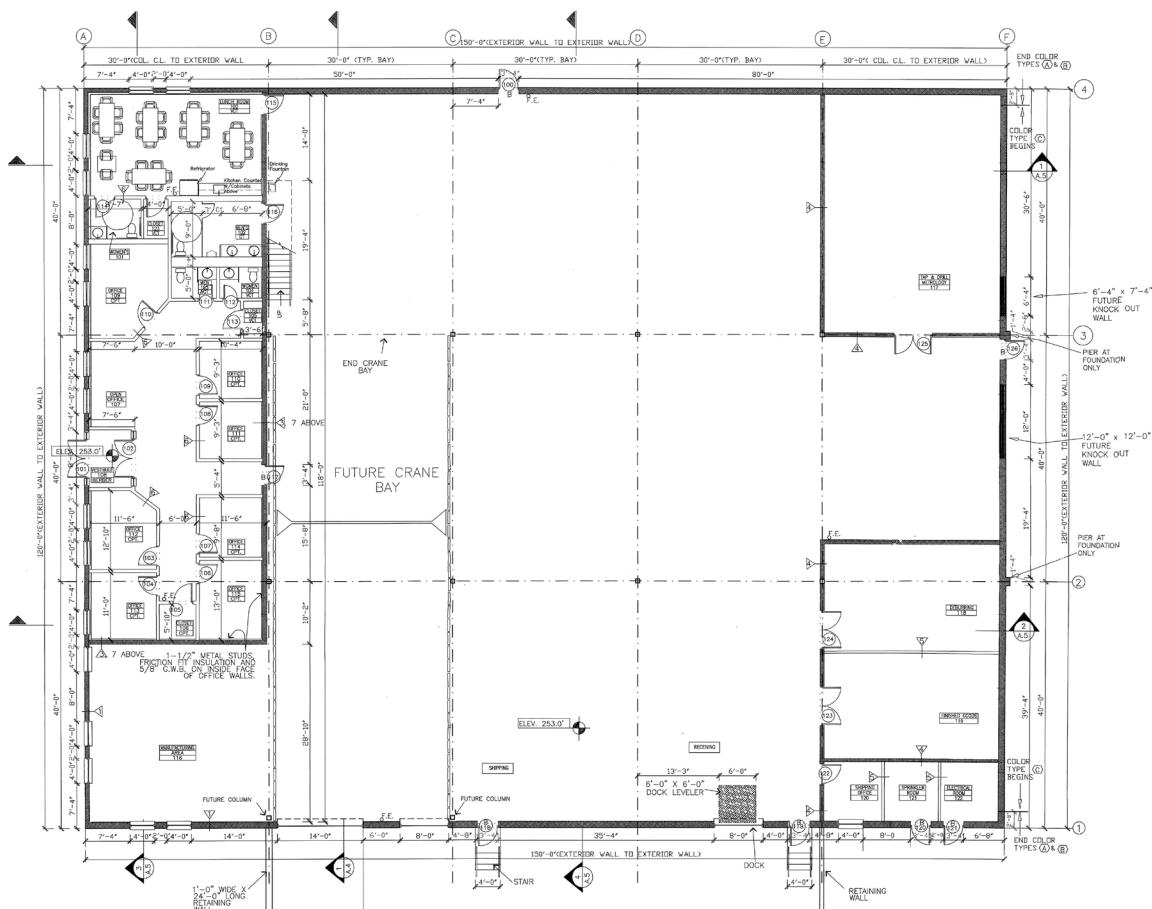


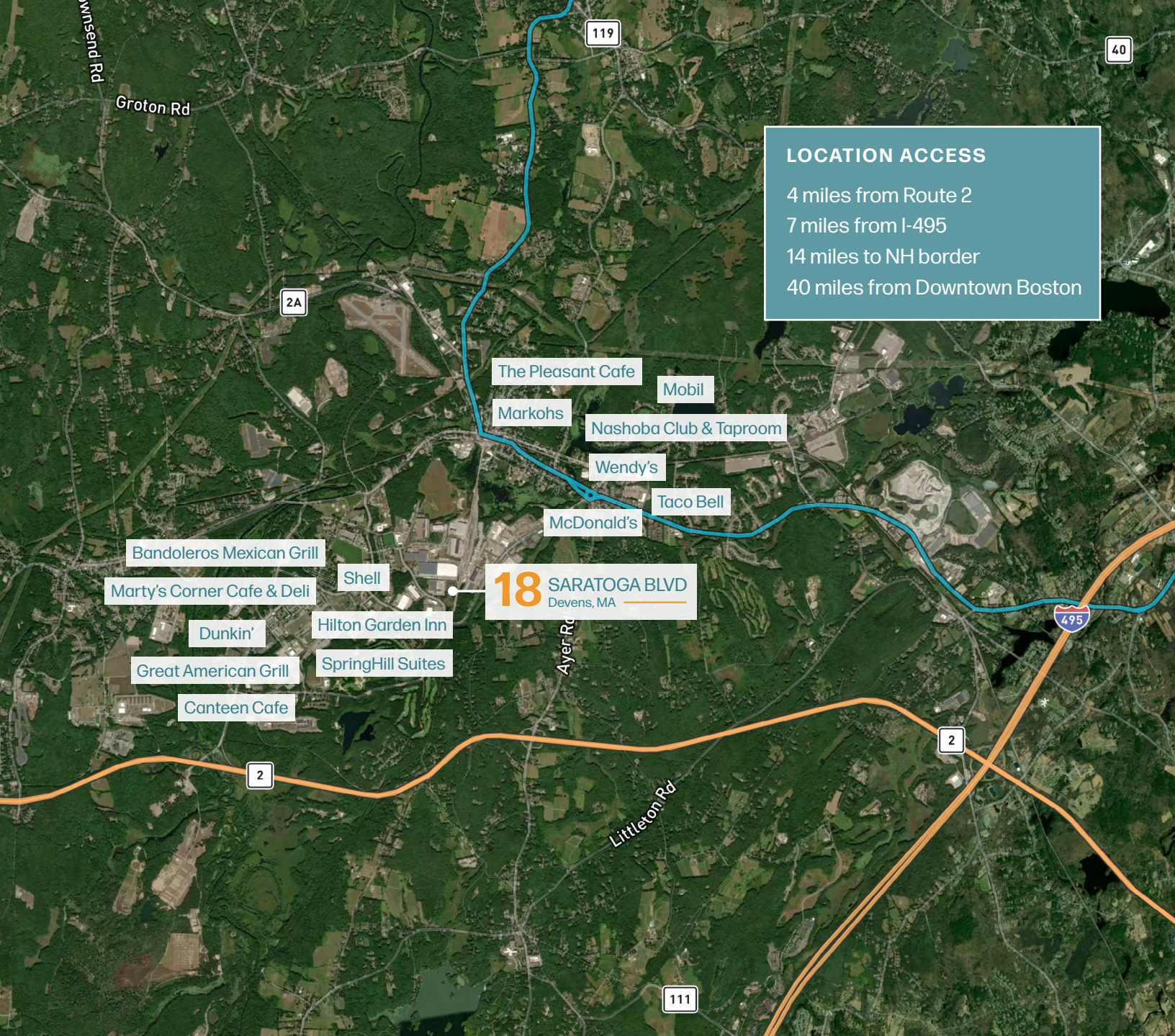
## PROPERTY OVERVIEW

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