

# 105 SHERMAN AVENUE



SIZE  
5.23±  
acres

## 105 Sherman Avenue (Hornet Field/Willard Heights WH-6)

**Area:** 5.23 acres/5.23 buildable acres

**Max. Anticipated Development:** 175,000 SF

**Zoning:** Innovation & Technology Center

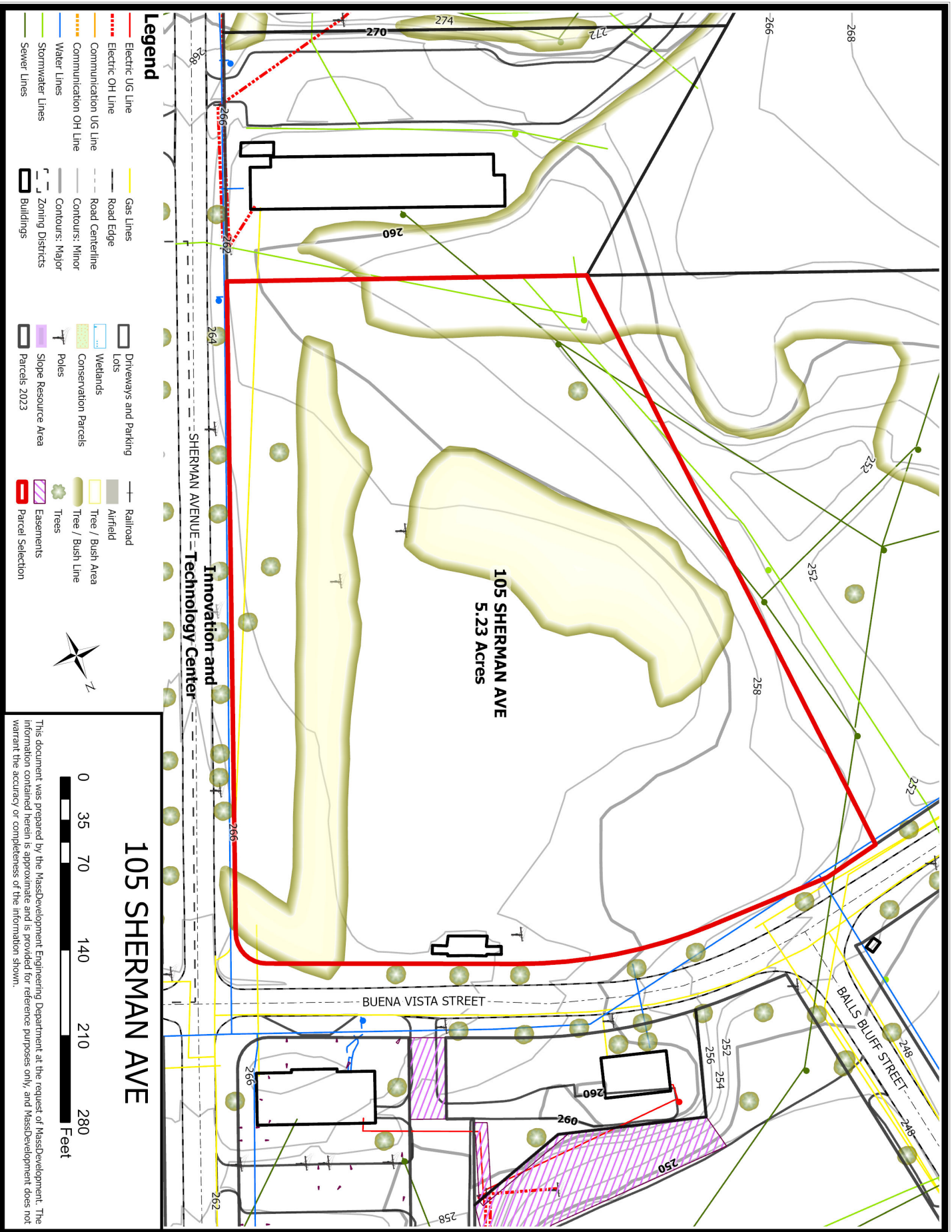
**Allowed Uses:** Office, R&D, Light Industrial

**FAR:** 1.00

**Utilities:** All

Subdivisible. Within the Fort Devens Historic District and an MOA with MHC may be required. The former parade grandstand (a narrow concrete pad along Buena Vista Street) can be preserved or demolished (estimated at \$5,000 in 2014). Existing grove of trees and tree-lined allee, the latter of which may need to be preserved. Off-site stormwater detention existing.

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**Legend**

- Electric UG Line
- Electric OH Line
- Communication UG Line
- Communication OH Line
- Water Lines
- Stormwater Lines
- Sewer Lines
- Gas Lines
- Road Edge
- Road Centreline
- Contours: Minor
- Contours: Major
- Zoning Districts
- Buildings
- Driveways and Parking
- Lots
- Wetlands
- Conservation Parcels
- Poles
- Slope Resource Area
- Parcels 2023
- Railroad
- Airfield
- Tree / Bush Area
- Tree / Bush Line
- Easements
- Parcel Selection



**105 SHERMAN AVE**



This document was prepared by the MassDevelopment Engineering Department at the request of MassDevelopment. The information contained herein is approximate and is provided for reference purposes only, and MassDevelopment does not warrant the accuracy or completeness of the information shown.

SHERMAN AVENUE - Technology Center

105 SHERMAN AVE  
5.23 Acres

BUENA VISTA STREET

BALLS BLUFF STREET

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