

DEVENS



M A S S A C H U S E T T S



THE PLACE TO GROW YOUR BUSINESS



DEVENSBUSINESS.COM

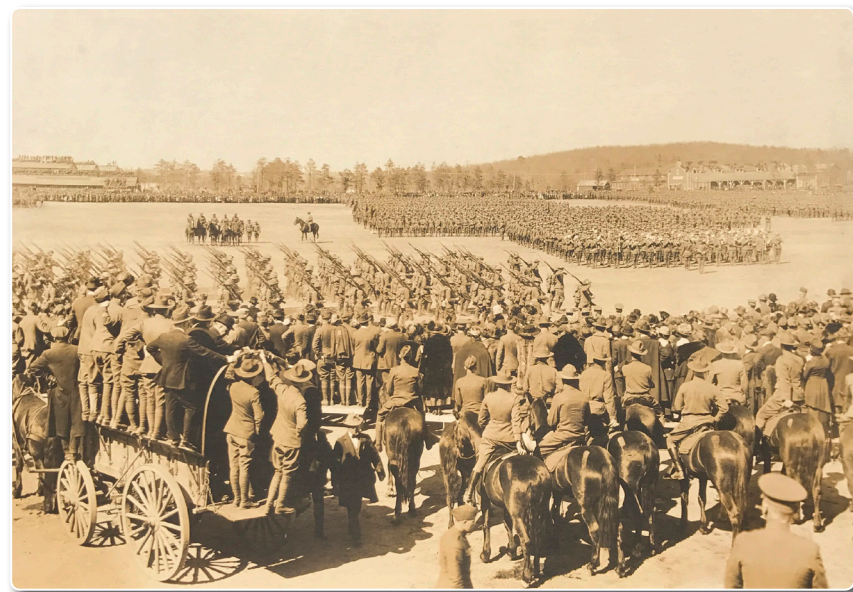
DEVENS

MASSACHUSETTS

CHOOSE DEVENS

Devens, Massachusetts is a world-class destination for companies seeking a flexible and affordable environment built for growth. The 4,400-acre community features more than 100 businesses and organizations that collectively employ over 5,000 workers. Devens is located near Boston and Worcester with convenient access to Route 2 and Interstate 495. The community is now linked to the MBTA Commuter Rail by a daily, regional shuttle service.

Devens is a nationally-recognized model for military base reuse. In just two decades, Devens has evolved into a hub of economic activity featuring innovative businesses and a robust community that contributes \$2.5 billion to the Massachusetts economy each year.



Final Review of the 26th Division, Camp Devens, 1919

Welcome
to



DEVENS
MASSACHUSETTS

CELEBRATING
100 YEARS
1917 - 2017

The Devens Grill



KEY BENEFITS



Shovel-ready sites with quick and efficient 75-day or less permitting.



Prime accessibility and a highly-skilled workforce.



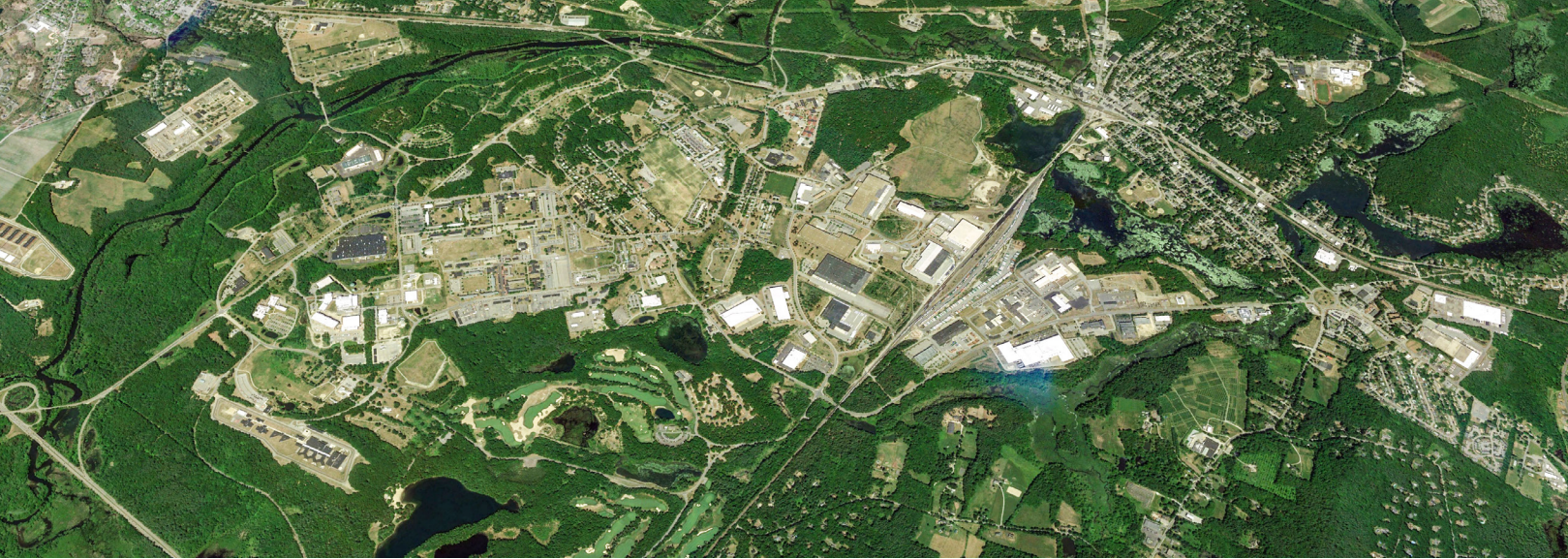
Financing capabilities that can help your company from predevelopment through construction and fit-up.



New shuttle service connecting Devens to MBTA Commuter Rail and surrounding towns.



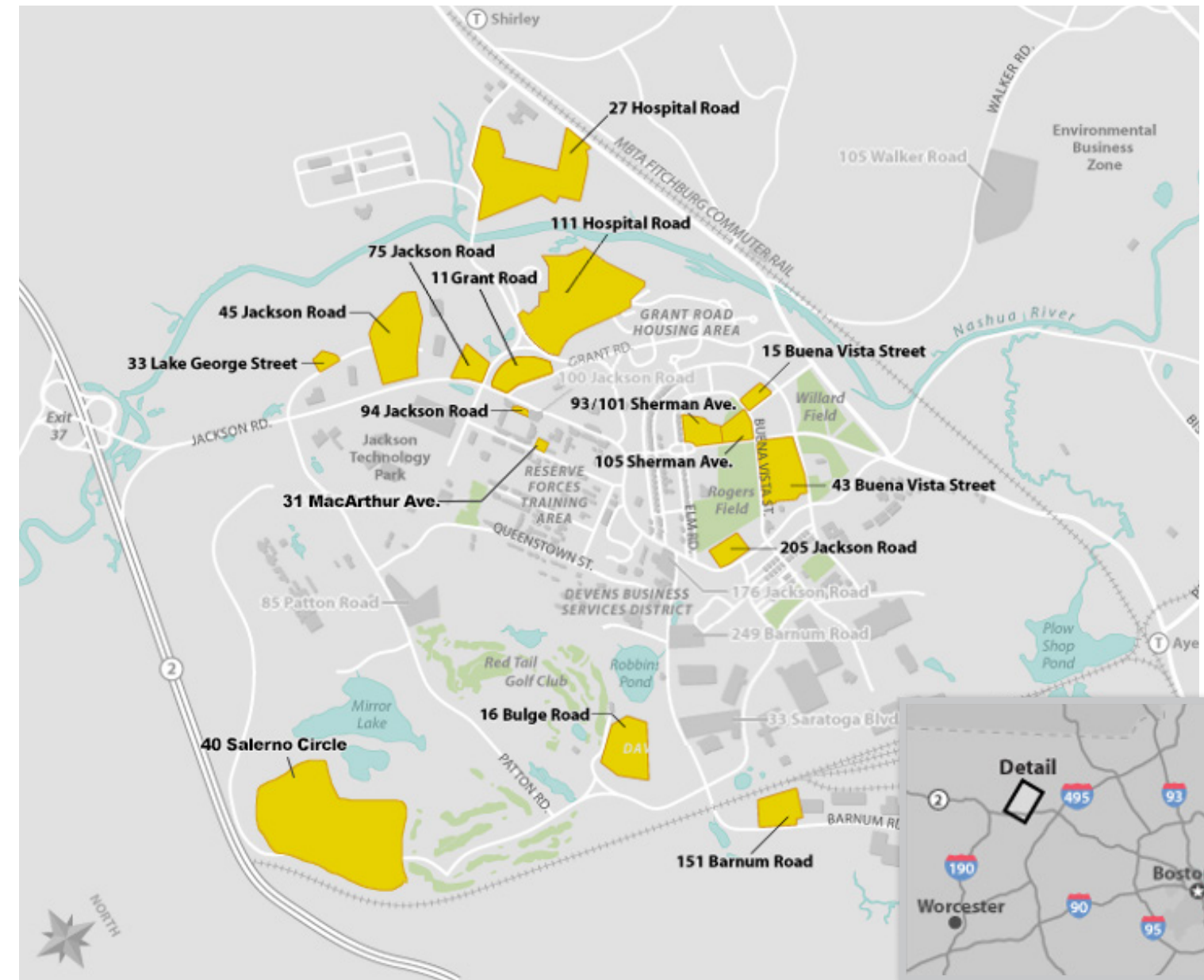
High capacity utilities and competitive tax rates.



DEVELOPMENT OPPORTUNITIES RANGING FROM 10,000 – 1.2 MILLION SQ FT

ADDRESS	ZONING	APPROXIMATE ACRES	ALLOWED FAR
31 MacArthur Ave *	Office, R&D, IM	0.7	.50
33 Lake George Street	Office, R&D, IM, Academics	2.0	.50
15 Buena Vista Street †	Office, R&D, Academics	6.0	1.00
93/101 Sherman Avenue †*	Office, R&D, Academics, Artist Studios	4.5	1.00
105 Sherman Avenue †	Life Science, Office, R&D	5.0	1.00
151 Barnum Road	Life Science, Office, R&D, IM	5.0	.60
205 Jackson Road	Life Science, Office, R&D, Academics	5.0	1.00
11 Grant Road	Life Science, Office, R&D	9.0	.50
75 Jackson Road	Life Science, Office, R&D, IM	12.1	.50
43 Buena Vista Street (Vicksburg Square) †*	Office, R&D, Academics	16.0	1.00
16 Bulge Road	Life Science, Office, R&D, IM	18.5	.50
45 Jackson Road	Life Science, Office, R&D, IM	22.3	.50
27 Hospital Road	Retail, Commercial, Conference, Institutional, Lodging, Office	30.5	.35
111 Hospital Road	Biomanufacturing, Life Sciences, Office, R&D, IM	46.0	.50
40 Salerno Circle **	Office, R&D, IM	80.0	.50

† Historic District
 * Existing buildings
 ** Needs site preparation. Estimate one year from purchase and sale



UTILITY SPECIFICATIONS

The community's robust utility infrastructure is maintained locally by Devens Utilities with a focus on reliability and affordability.

Municipal Gas	30 miles of National Grid pipeline
Municipal Electric	4 substations with redundant 69kV available
Municipal Water	4.85 million gallons a day of clean well water available
Municipal Sewer	4.65 million gallons a day capacity at state-of-the-art treatment plant
Telecom	Verizon or Comcast high-speed fiber available

Utility rate sheets available upon request

AMENITIES

NEW **EMERSON GREEN** RESIDENTIAL NEIGHBORHOOD.

REGIONAL SHUTTLE SERVICE CONNECTING TO MBTA COMMUTER RAIL AND SURROUNDING TOWNS.

DOWNTOWN **DEVENS COMMON** WITH HOTELS, CONFERENCE CENTER, RESTAURANTS AND CAFÉS, SERVICES, AND MORE.

MOUNT WACHUSETT COMMUNITY COLLEGE ON SITE FOR EMPLOYEE TRAINING.



Red Tail Golf Club

OUTDOOR **RECREATIONAL AMENITIES** INCLUDING:

- 18-HOLE RED TAIL GOLF CLUB
- PDGA DISC GOLF COURSES
- LACROSSE, SOCCER, SOFTBALL FIELDS
- DESIGNATED BIKE LANES
- HIKING TRAILS
- MIRROR LAKE AND THE NASHUA RIVER FOR CANOEING, KAYAKING, FISHING AND PADDLEBOARDING



Laddawn Inc.

A photograph of two men in a canoe on a calm lake, surrounded by trees with autumn foliage. The scene is captured from behind the men, looking towards the water.

DEVENS

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AMENITIES & THE GROWING BIO-TECH COMMUNITY

Devens Industrial Park is an A location for High-tech companies.



nearly **5,000** people Work in Devens.

For more information, please contact:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

FOR LEASE

World Class Manufacturing Building

355,000 SF on 34.89 ACRES

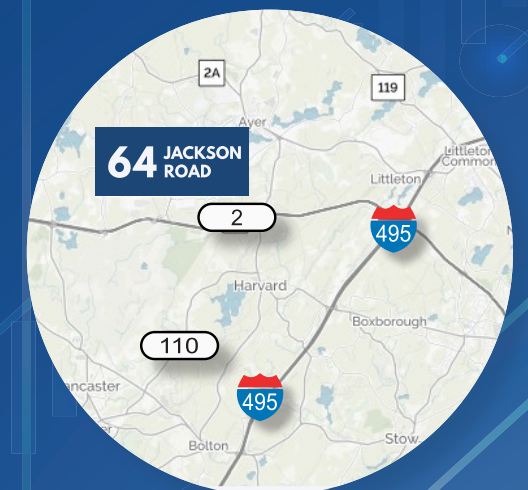


64 JACKSON ROAD

Devens, MA

As the exclusive agent, Newmark Knight Frank is pleased to offer 64 Jackson Road, Devens, MA to the marketplace.

- ▶ Modern flex/R&D manufacturing facility
- ▶ Located in the thriving Devens Commerce Center
- ▶ Streamlined unified permitting
- ▶ Intermodal rail yard
- ▶ Contributing almost \$2.5 billion to Mass. economy



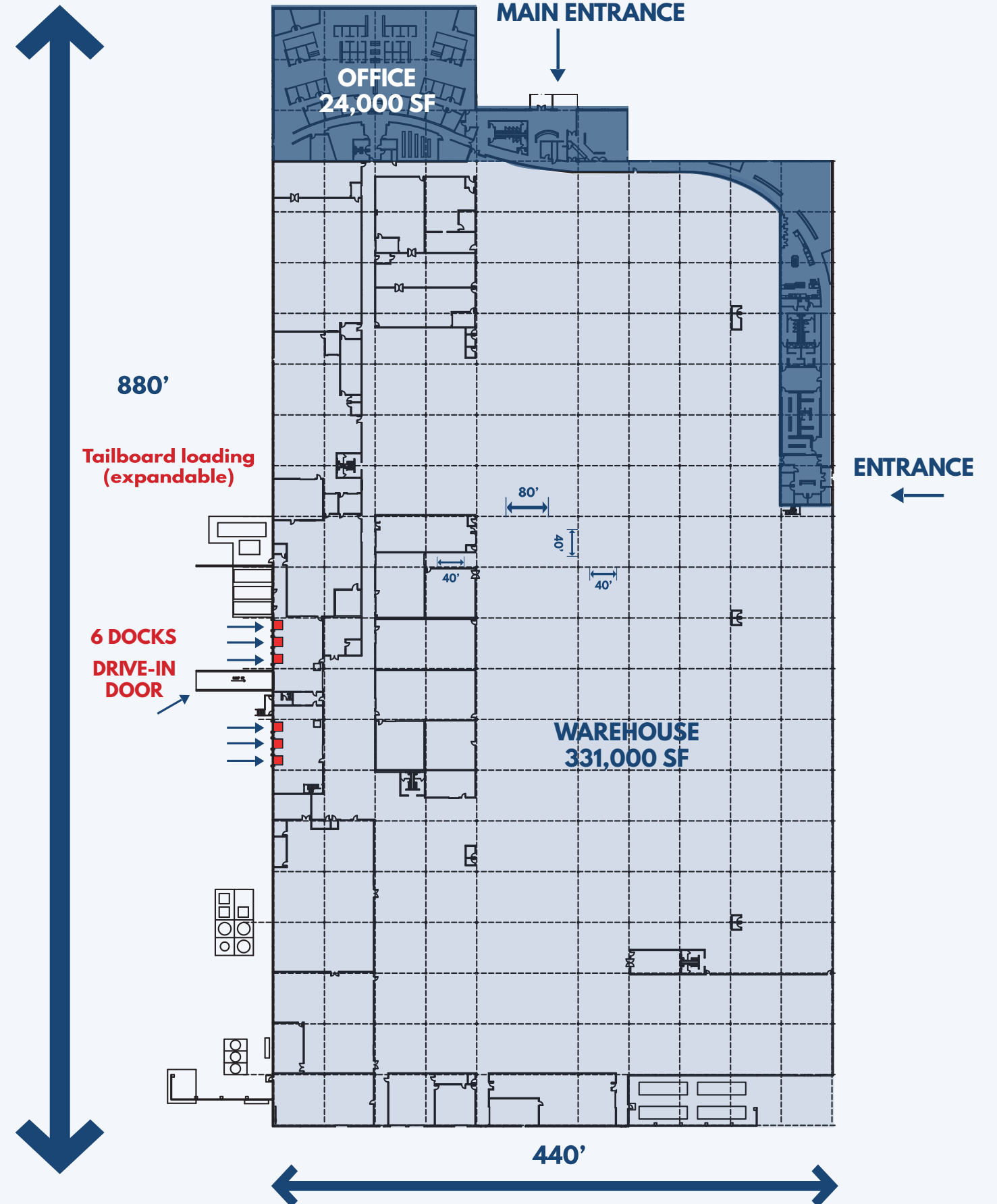


▶ PROPERTY SPECIFICATIONS

YEAR BUILT:	2000
TOTAL BUILDING AREA:	355,000 SF
AVAILABLE SF:	355,000 SF
-WAREHOUSE:	331,000 SF
-OFFICE:	24,000 SF
LAND AREA:	34.89 acres
YEAR BUILT:	2000
CLEAR HEIGHT:	23'5" - 25'5"
BAY SPACING:	40 X 40
LOADING:	Six (6) tailboard doors One (1) Drive-in door
SPRINKLER:	Wet System
LIGHTING:	Fluorescent fixtures
POWER:	(7) 4,000 A transformers, two redundant 13.8kVA feeds with failover and load balancing capabilities
BACKUP POWER:	Existing 1600 KW generator has 4.5 W/SF over the entire building area
UTILITIES:	Devens Municipal (WATER, SEWER, ELECTRIC)
HVAC/ HEATING:	Fire tube gas fired boilers, rated for a total output capacity of 13,390 MBH, 37 BTU/SF - 2 gas fired boilers provide hot water circulated for heating - 17 Air Handling Units (AHU) circulate both hot and cool air throughout the manufacturing/ warehouse areas
ZONING:	Innovation, technology and business/industrial



▶ FLOOR PLAN



▶ ALL ABOUT DEVENS, MA

- Located in Central Massachusetts
- Sustainable and diverse mixed-use community
- Thriving area that is home to over 100 businesses and organizations employing more than 4,000 workers
- Variety of top performing world-class high-tech companies
- Central Massachusetts is only a one hour drive from Boston, Providence, Springfield, and Hartford
- Exceptional transportation systems, which are all extremely accessible and within close proximity
- +1,300 acres of conservation land, advanced amenities, highly-educated workforce, nearby highway, and rail access

111 Hospital Road: 46 acres in Jackson Technology Park

Site Specifications	
Sale of Property	111 Hospital Road is for sale at a price of \$100,000/acre. MassDevelopment has reduced land prices at Devens to incent life science development.
Site Description	<p>111 Hospital Road was previously improved with Army housing but all housing units have been removed. The site is mostly cleared with some forested areas. 111 Hospital Road is level where the houses were located but has some topographical change where the lot was not previously developed.</p> <p>111 Hospital Road has no immediate neighbors. The closest commercial development is New England Studios, a movie production facility, located on the opposite side of Hospital Road. There are no heavy industrial users that emit smoke, dust, odors, or other airborne emissions near 111 Hospital Road. 111 Hospital Road is located approximately 1 mile from the Devens campus of Mount Wachusett Community College where the school offers its biotechnology and biomanufacturing degree and certificate programs.</p>
Size	111 Hospital Road is approximately 55 acres as shown on the attached Existing Conditions and Utilities plan (MassDevelopment will abandon the section of Hospital Road shown in the plan). The lot can accommodate an initial 250,000 SF requirement with room for expansion to over 1.2 million SF of manufacturing space.
Zoning	<p>111 Hospital Road is located in the Jackson Technology Park Zoning District. Zoning By-laws allowable uses include industrial and light industrial more fully described in the Devens bylaw Article VI.3.c. and d. Industrial uses specifically include pharmaceuticals manufacturing. The development goals of this district encourage business and industry that are developing new or improved products and services and research and development as more completely described in Devens bylaw Article V.A.10. The first step to confirm zoning will be for legal counsel to prepare a determination of use letter explaining the proposed project and how it meets the development goals and permitted uses within the district.</p> <p>FAR buildout at 111 Road will be based on the type of uses. FAR for office is 25%. FAR for R&D is 35%. FAR for manufacturing is 50%.</p> <p>Building heights are limited to 95 feet.</p>
Truck Traffic	All 111 Hospital Road traffic will be accessed from Hospital Road.

111 Hospital Road: 46 acres in Jackson Technology Park

Environmental Status	<p>111 Hospital Road is a clean site. As part of the former Devens Army base, the site is subject to standard Activity and Use Limitations, none of which will impact industrial development. Devens has been the subject of many environmental studies. All studies and reports related to 111 Hospital Road are available within 24 hours from Ron Ostrowski, MassDevelopment’s Staff Environmental Engineer: 978 784-2936.</p>
Floodplain	<p>111 Hospital Road does not include any known flood plain area.</p>
Wetland Status	<p>111 Hospital Road may include some wetlands in the lower elevations of the site. Final determination will require a wetlands study.</p>
Transportation	<p>111 Hospital Road is located 2 miles off of Route 2, an east/west 4-lane state highway. The site is approximately 7 miles from I-495, a north/south 6-lane interstate highway. Devens is approximately 35 miles from Cambridge/Boston and is within 2 miles of two MBTA rail stops on the Fitchburg commuter line. Bus service between the commuter rail stations to numerous Devens stops is provided by the Montachusett Regional Transit Authority. Bristol Meyers-Squibb uses a private bus service to help Boston based workers commute to and from Devens.</p> <p>Devens is the following distances from regional airports:</p> <ul style="list-style-type: none"> 35 miles to Logan International Airport. 25 miles to Worcester Airport. 25 miles to Manchester, NH Airport. 50 miles to Providence, RI Airport. 150 miles to Albany, NY Airport. 5 miles to Leominster municipal general aviation airport
Utilities	<p>111 Hospital Road is well suited to provide the utility needs of a bio-manufacturer. MassDevelopment will need specific project information to determine if utility upgrades are needed.</p> <p>Electric: 13.8 kV distribution system is available in the street and multiple circuits can provide redundant service.</p> <p>Gas: 30-psi gas distribution system is available in the street.</p> <p>Water: 90-psi water mains are available in the street. Devens has 4.8+ MGD available.</p> <p>Sewer: Collection system mains in place in the street handle sewage flows. Devens has 4.6+ MGD available.</p>

