

**MILES TO:**  
 BOSTON: 40  
 WORCESTER: 29  
 MANCHESTER, NH: 50  
 PROVIDENCE, RI: 70  
 HARTFORD, CT: 90  
 PORTLAND, ME: 115

**For Sale or Lease**  
**±162,000 SF High-Bay Industrial**  
**36 Saratoga Boulevard • Devens, Massachusetts**  
 Subdividable • Future Expansion to 262,000 SF

FOR MORE INFORMATION,  
PLEASE CONTACT:

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# Class A Warehouse/Distribution Space Immediately Available For Sale or Lease

36 Saratoga Boulevard • Devens, Massachusetts

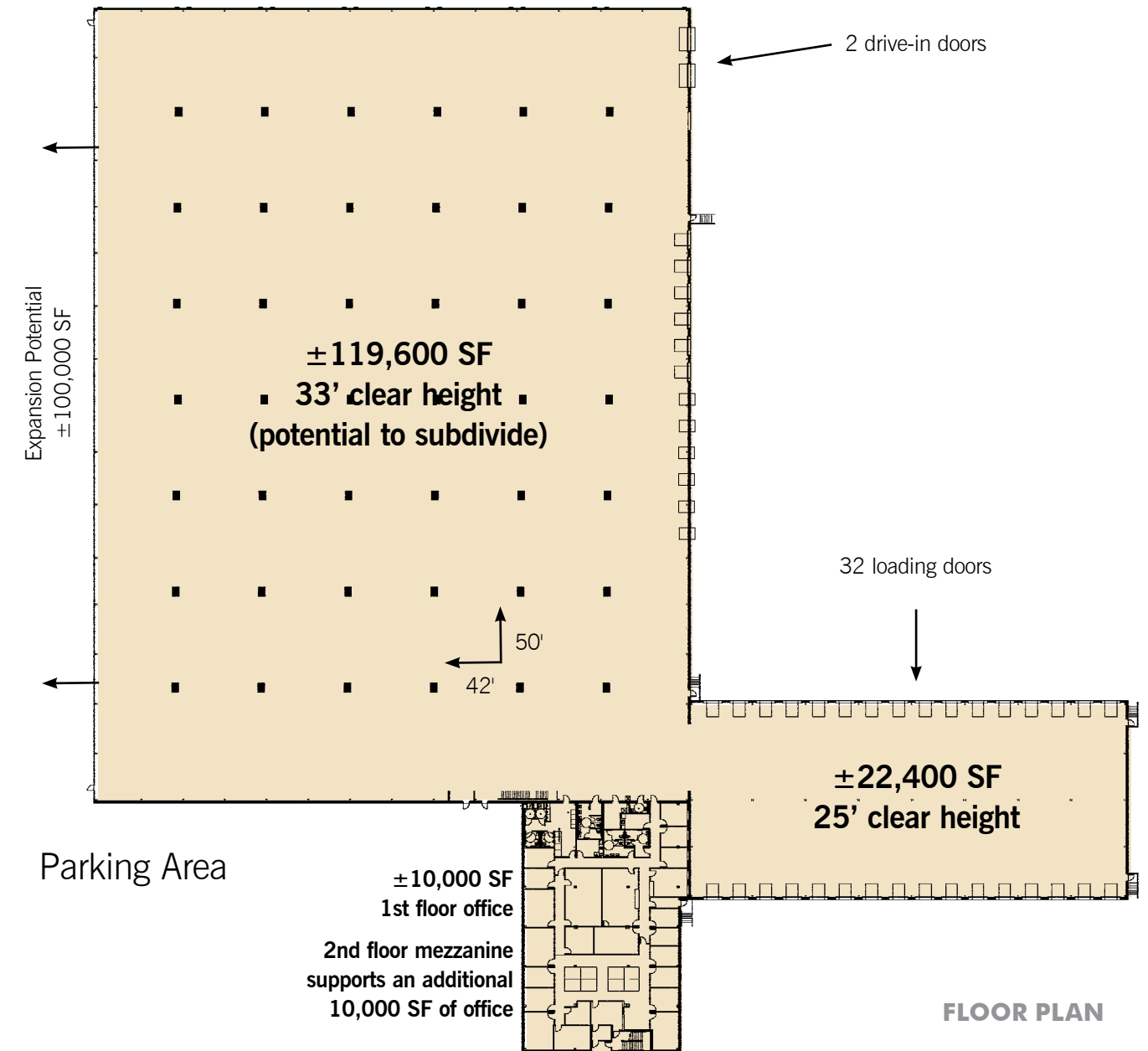
CB Richard Ellis/New England is pleased to bring to your attention the availability of 36 Saratoga Boulevard in Devens, Massachusetts. Totalling 162,000 SF, this industrial facility is conveniently located in the Devens Industrial Park approximately 6 miles from Route 495 via Route 2. This building has the ability to be expanded by approximately 100,000 SF and can also be subdivided to accommodate smaller tenants.



## BUILDING SPECIFICATIONS

- **Total Building SF** ±162,000 SF
  - Warehouse ±119,600 SF
  - Cross-Dock ±22,400 SF
  - Office ±10,000 SF first floor  
±10,000 SF mezzanine shell
- **Land Area** 19.4 acres
- **Year Built** 1999
- **Construction** Steel frame construction with an exterior consisting of 12 feet of split block and insulated steel panel siding.
- **Roof** Ballasted single membrane rubber roof with exterior drains.
- **Bay Spacing** 42' x 50'
- **Lighting** Metal Halide - 400 Watts
- **Loading**
  - Main warehouse: 12 loading doors with levelers (9' x 10'), 2 drive in doors (10' x 12')
  - Cross dock: 32 loading doors with levelers (9' x 10')

- **Fire Protection** Full wet sprinkler system (ESFR)
- **Ceiling Height** 33' clear in warehouse  
25' clear in the cross dock area
- **Storm Water Drainage** Devens water drainage system
- **Utilities** Devens Municipal System (water, sewer, gas)
- **Electrical** 1,600 Amp/600 volts
- **Heat** Gas fired radiant heat for cross-dock area; Cambridge air rotation units in warehouse
- **Other**
  - Expansion potential up to 100,00 SF
  - Ample trailer storage
  - Distances to major routes:  
Route 495: 6 miles  
Route 2: 3.5 miles  
Route 190: 7.7 miles



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