



4 MACARTHUR AVENUE

DEVENS, MA

FOR LEASE | CLASS A 55,500 SF WAREHOUSE / DISTRIBUTION BUILDING

- 29' Clear Height
- 3.7 Acres
- New Construction: Built 2021



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

55,500 SF Class A Warehouse/Distribution Building on 3.7 AC

PROPERTY SPECIFICATIONS

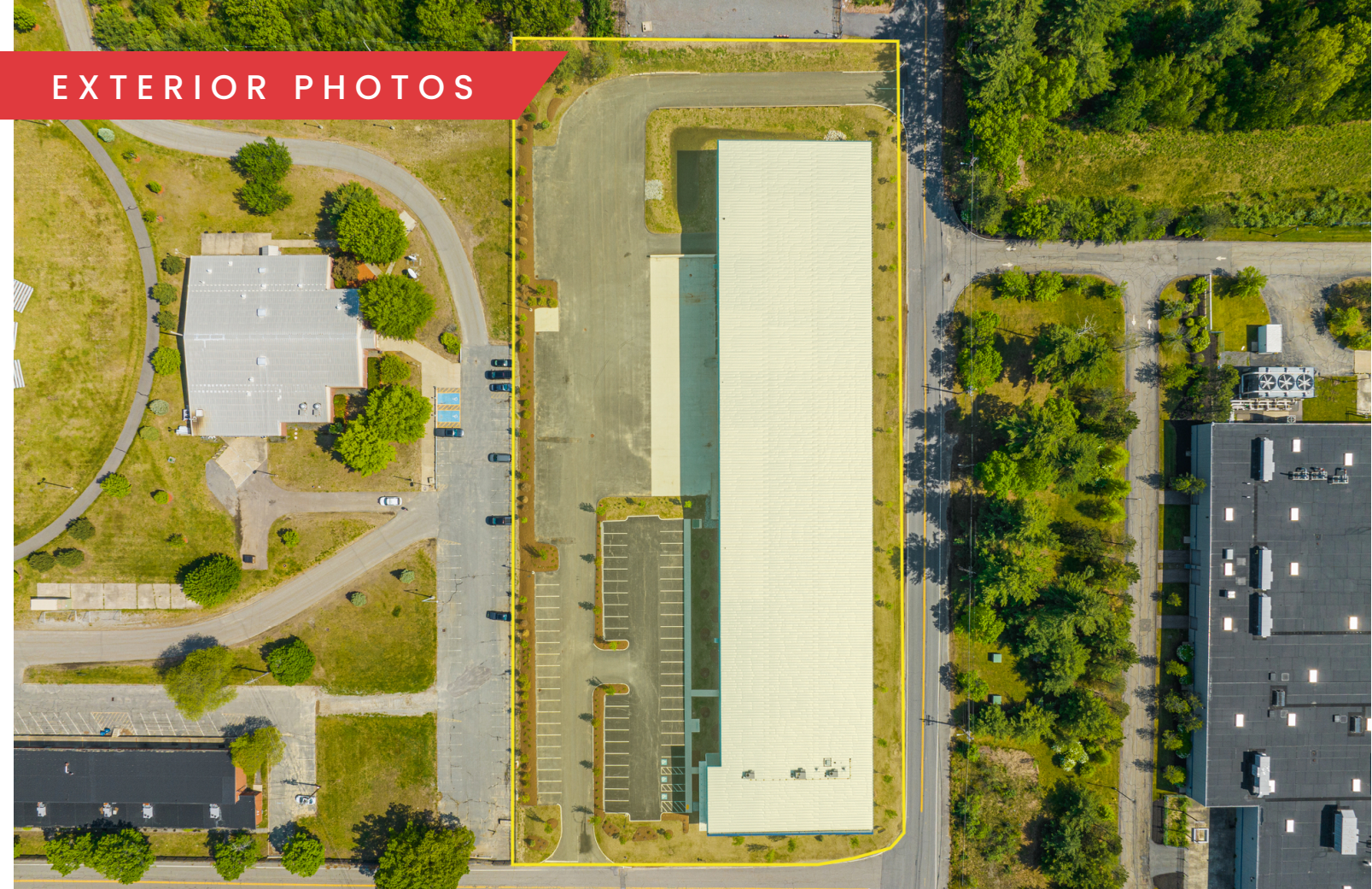
Clear Height:	29'
Zoning:	Industrial
Construction:	Steel
Sprinklers:	Wet/ESFR
Loading:	Six (6) docks One (1) drive-in door
HVAC:	Full HVAC in office Gas-fired heat in warehouse
Parking:	2/1,000 SF
Year Built:	2021
Column Spacing:	50' x 50'

OFFERING SUMMARY

Lease Rate:	Market
Taxes:	\$2.27/SF (2022)
Lot Size:	3.7 Acres
Building Size:	55,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,170	10,749	80,298
Total Population	12,346	30,203	202,641
Average HH Income	\$109,721	\$129,562	\$112,409

EXTERIOR PHOTOS



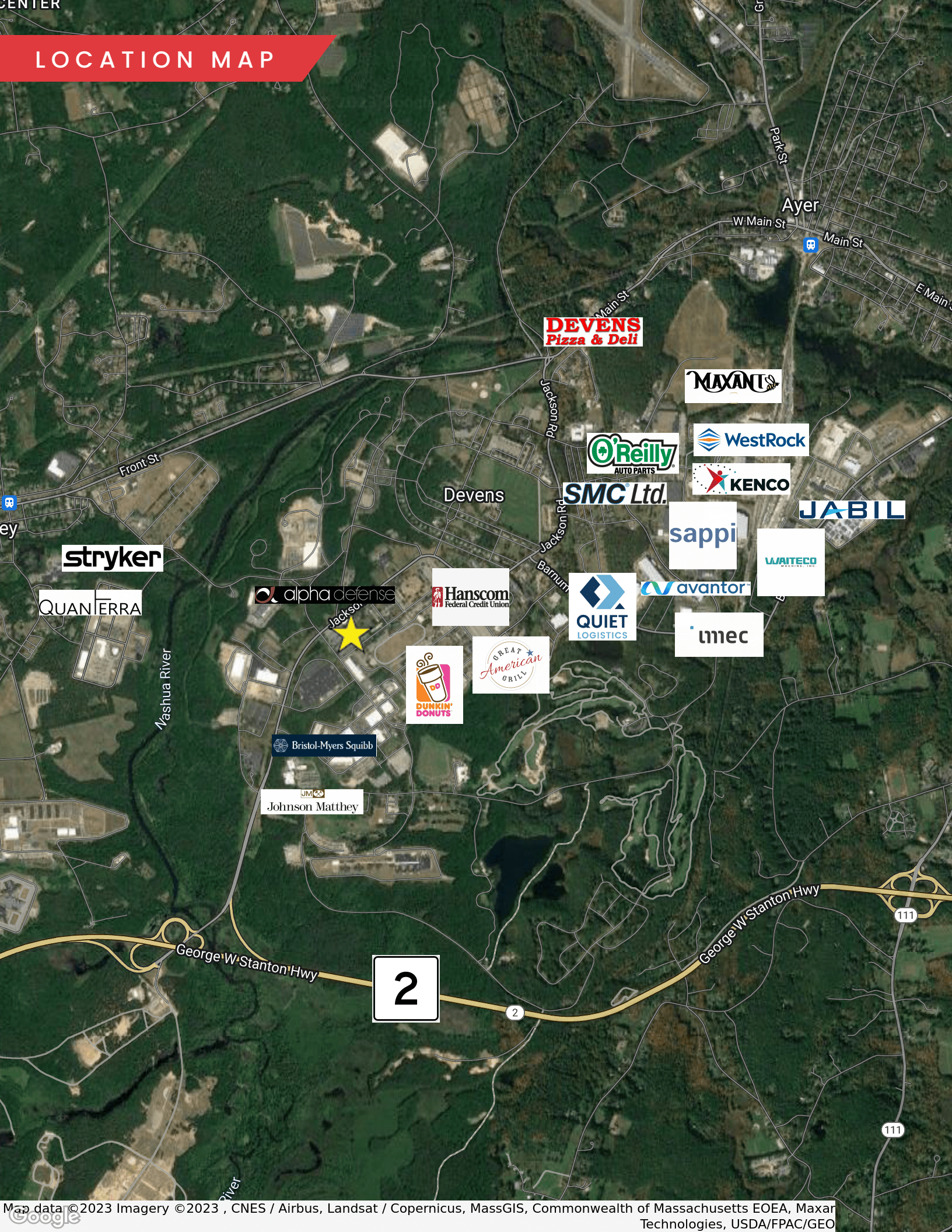
WAREHOUSE PHOTOS



ADDITIONAL PHOTOS

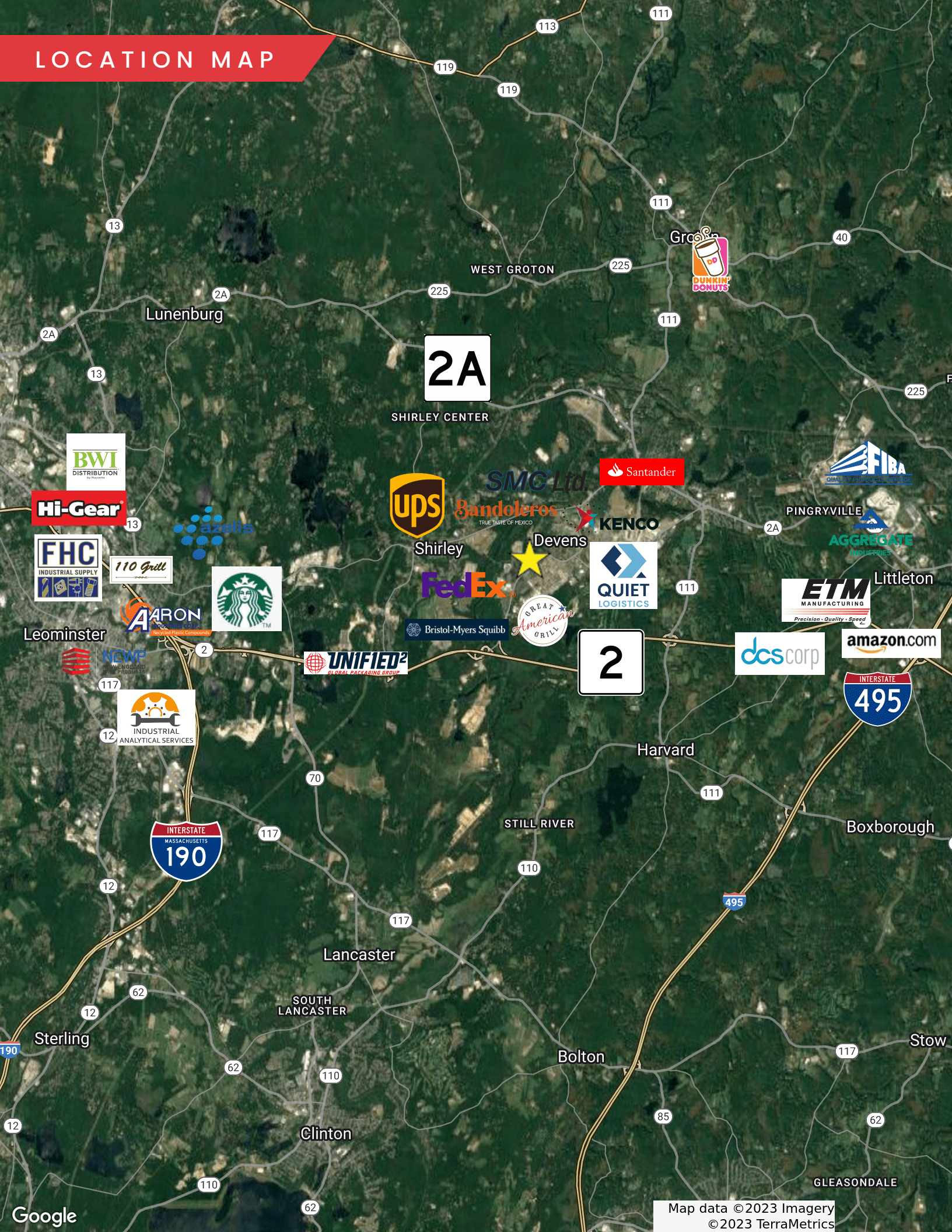


LOCATION MAP



2

LOCATION MAP



2A

SHIRLEY CENTER

2

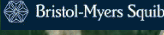


Shirley

Devens



Leominster



Littleton



70

Harvard

STILL RIVER

Boxborough

Lancaster

SOUTH LANCASTER

Bolton

Sterling

Stow

Clinton

GLEASONDALE

4 MACARTHUR AVENUE

DEVENS, MA

FOR LEASE | CLASS A 55,500 SF 29' CLEAR WAREHOUSE / DISTRIBUTION BUILDING

DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

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