

25 PINE ROAD

DEVENS, MA



25 Pine Road

Area: 4.6 acres/3.84 buildable acres

Max. Anticipated Development: 100,000 SF

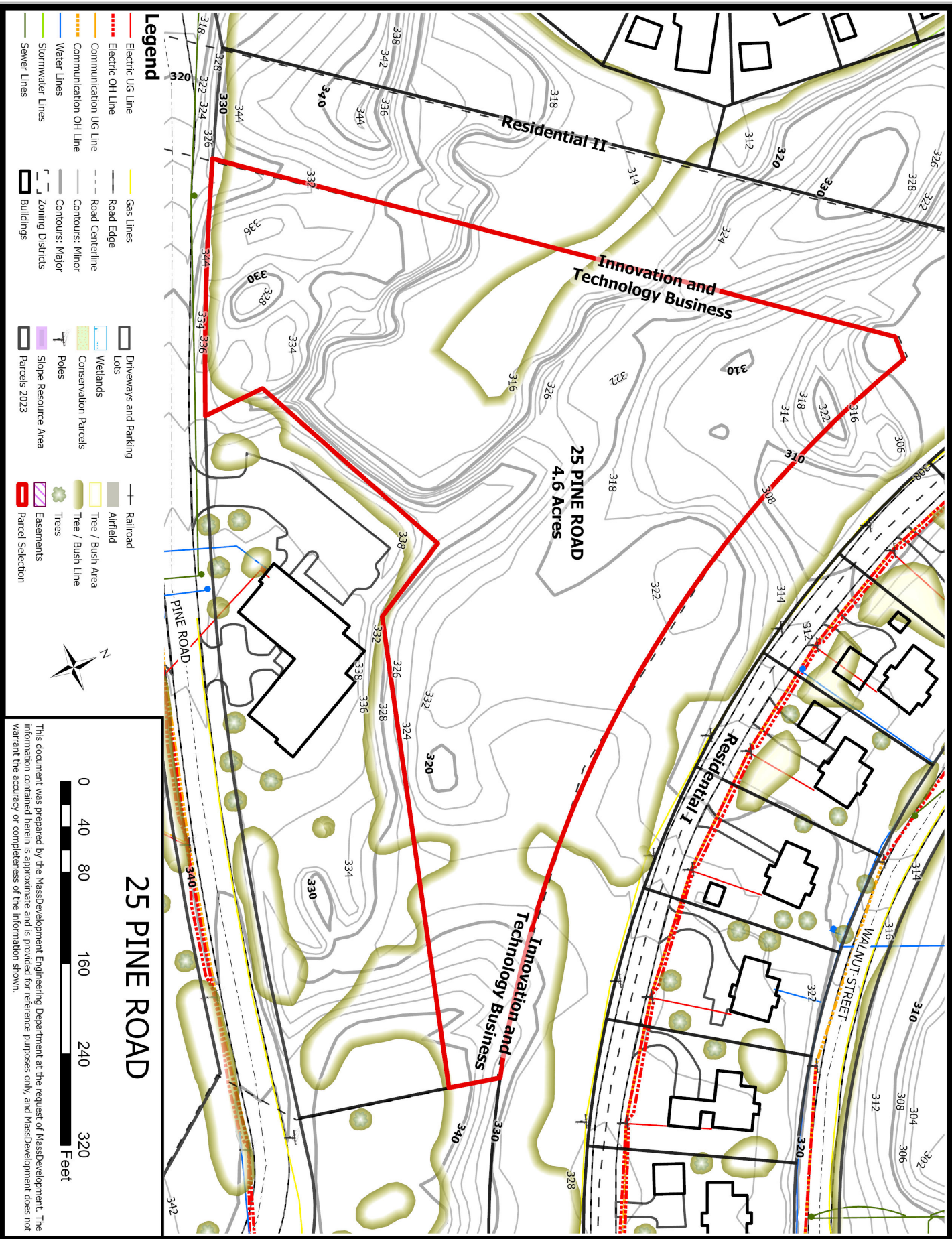
Zoning: Innovation & Technology Business

Allowed Uses: Office, R&D, Manufacturing, Life Sciences

FAR: 0.25-0.50 (depending on use)

Utilities: All except gas (estimated cost: \$250,000)

Irregularly shaped parcel may require setback waivers from the Devens Enterprise Commission for any development. Topography challenges and potential wetlands on-site also limit development, but the site could be a repository for soil from other sites (amount TBD). Adjacent to residential areas, but a buffer strip on a separate parcel already exists.



Legend

- Electric UG Line
- Electric OH Line
- Communication UG Line
- Communication OH Line
- Water Lines
- Stormwater Lines
- Sewer Lines
- Gas Lines
- Road Edge
- Road Centerline
- Contours: Minor
- Contours: Major
- 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

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