



4 MACARTHUR AVENUE

DEVENS, MA

FOR LEASE | CLASS A 55,500 SF INDUSTRIAL FLEX BUILDING

- 29' Clear Height
- 3.7 Acres
- Available Q4 2027

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

55,500 SF Class A Industrial Flex Building on 3.7 AC

PROPERTY SPECIFICATIONS

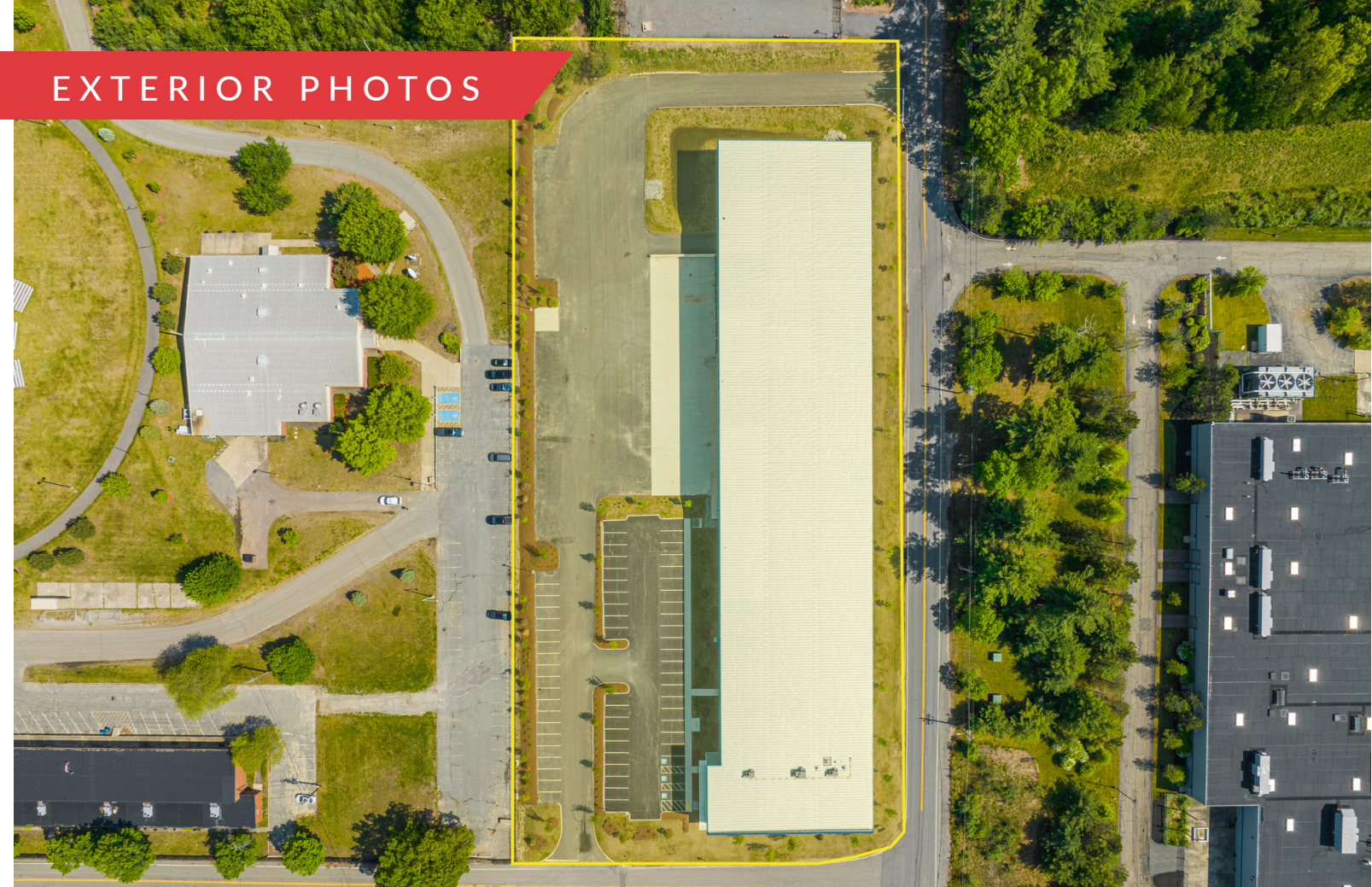
Clear Height:	29'
Zoning:	Industrial
Construction:	Steel
Sprinklers:	Wet/ESFR
Power:	1,200 amps; 480v 3-phase, 4-wire
Loading:	Six (6) docks One (1) drive-in door
HVAC:	Full HVAC in office Gas-fired heat in warehouse
Parking:	2/1,000 SF
Year Built:	2021
Column Spacing:	50' x 50'

OFFERING SUMMARY

Building Size:	55,000 SF
Lot Size:	3.7 Acres
Taxes:	\$1.68/SF (2026)
Available:	Q4 2027
Lease Rate:	Market

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

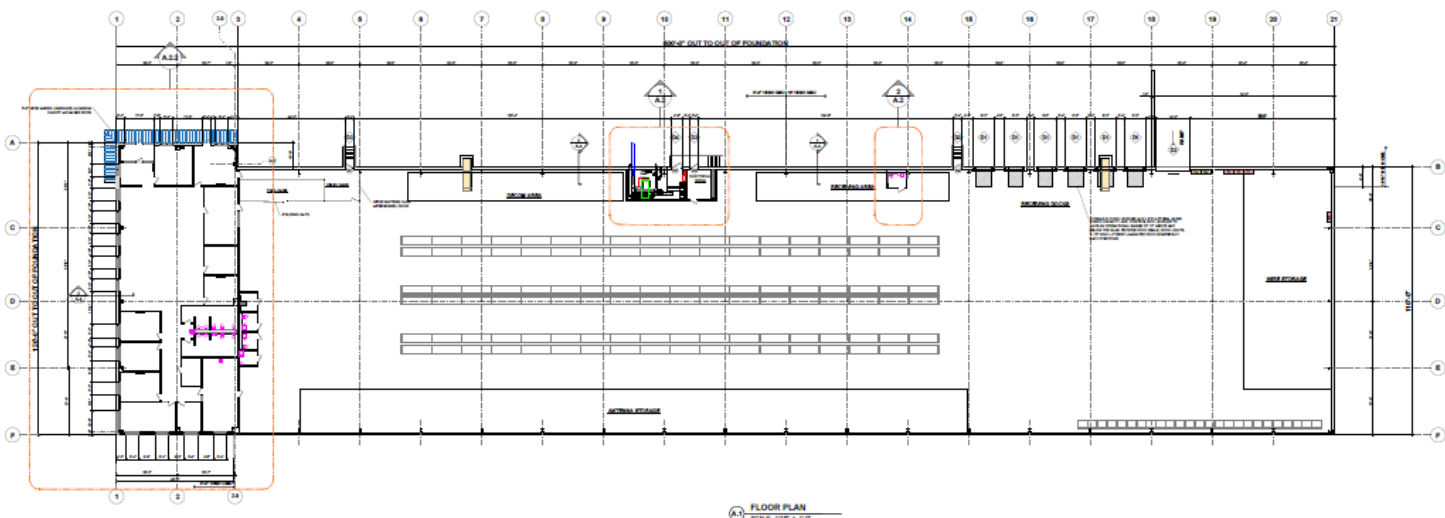
EXTERIOR PHOTOS



INTERIOR PHOTOS



SITE PLAN



FLOOR PLAN
SCALE: 1/8" = 1'-0"



Professional Engineer
State of New York
No. 12345
Exp. 12/31/2025

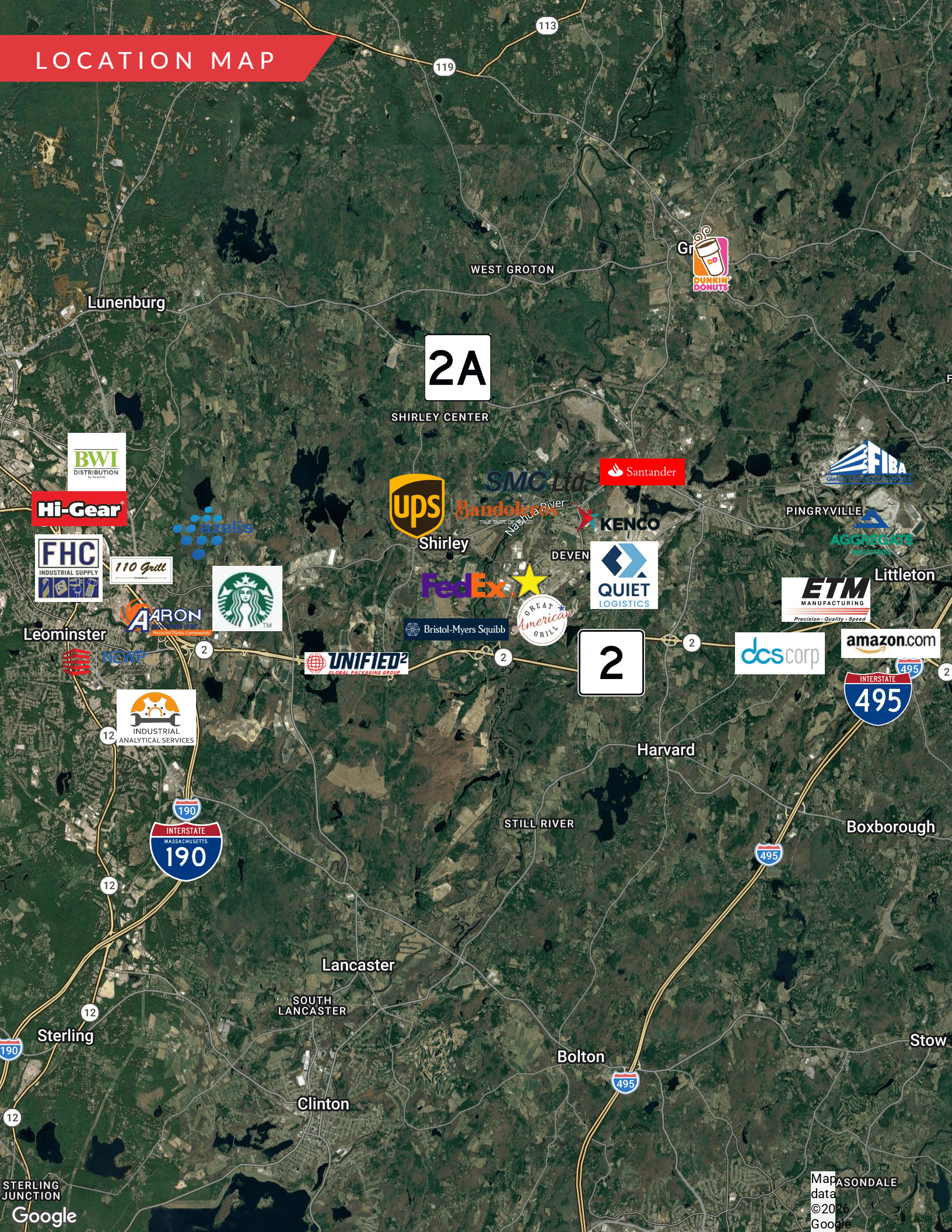
APPROVED BY THE
LOCAL GOVERNMENT
COMMISSION

DATE: _____

LOCATION MAP



LOCATION MAP



4 MACARTHUR AVENUE

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FOR LEASE | CLASS A 55,500 SF 29' CLEAR INDUSTRIAL FLEX BUILDING

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