



## Newly renovated 72,000 SF of flex, R&D, manufacturing & warehousing space available for lease

78 Barnum Road is a flex use building located on a level lot with extraordinary frontage, in one of the premier industrial parks in Devens, MA. A total of 72,000 SF, on two levels, is currently available for lease. A new facade was recently added in 2018. The space is suitable for life sciences, research and development, manufacturing, office space, or industrial warehouse. All utilities are available.

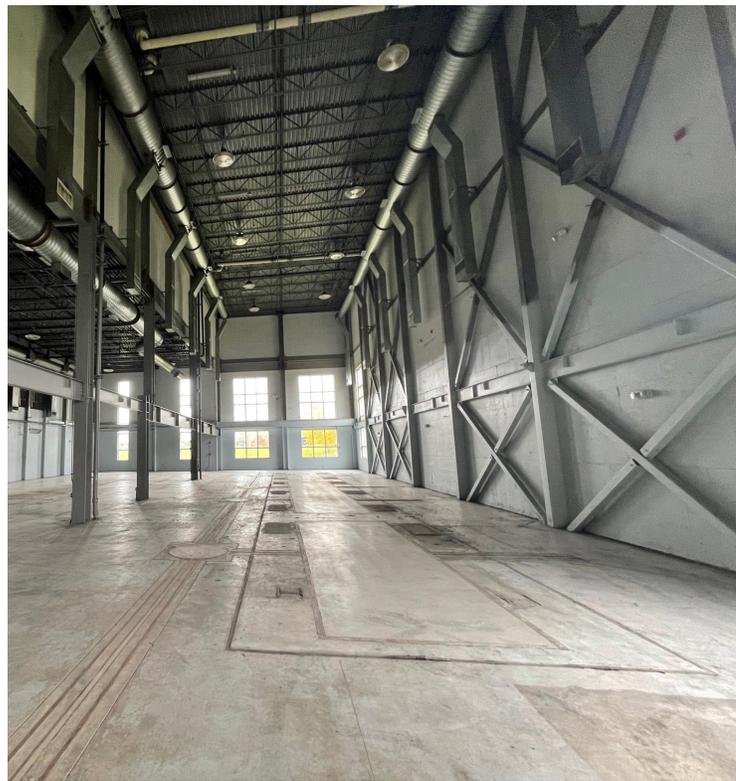
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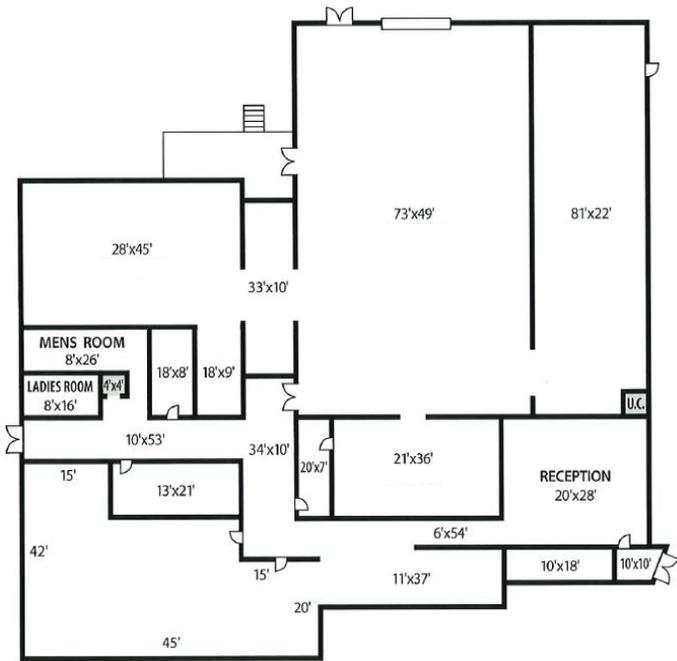
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# Building specifications

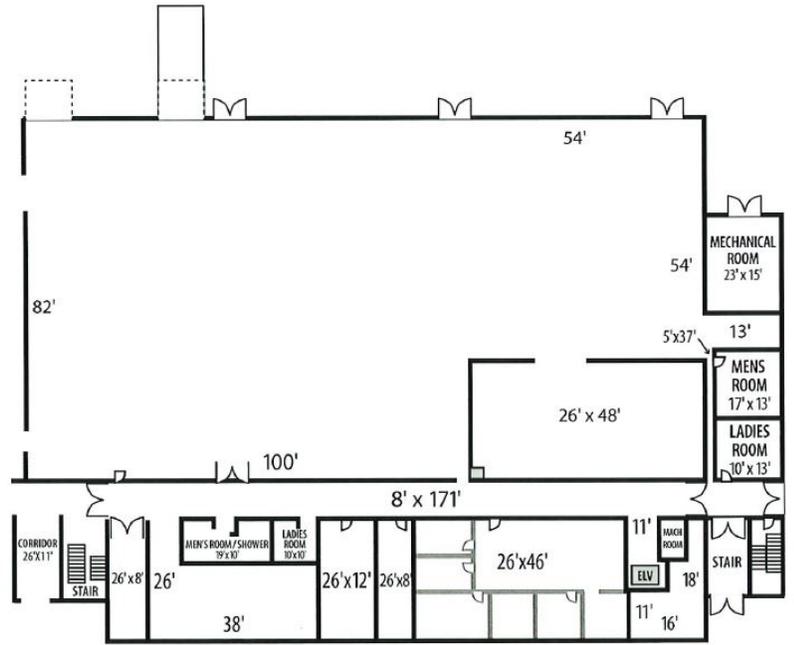
|                         |   |
|-------------------------|---|
| <b>Renovated:</b>       | 2018  |
| <b>Building Size:</b>   | 72,000 SF                                       |
| <b>Available Space:</b> | 72,000 SF                                       |
| <b>Land:</b>            | 8.30 Acres                                      |
| <b>Property Type:</b>   | Flex  |
| <b>Stories:</b>         | 2+  |
| <b>Zoning:</b>          | Industrial                                      |
| <b>Clear Height:</b>    | 10'-37'   |
| <b>Loading:</b>         | 3 tailboard loading docks<br>& 2 drive in doors |
| <b>Power:</b>           | 2500 Amps, 3 phase                              |
| <b>Roof:</b>            | Rubber membrane                                 |
| <b>Sprinklers:</b>      | Wet   |
| <b>HVAC:</b>            | Entire building                                 |
| <b>Water/Sewer:</b>     | Municipal                                       |
| <b>Parking:</b>         | 152 spaces (expandable)                         |



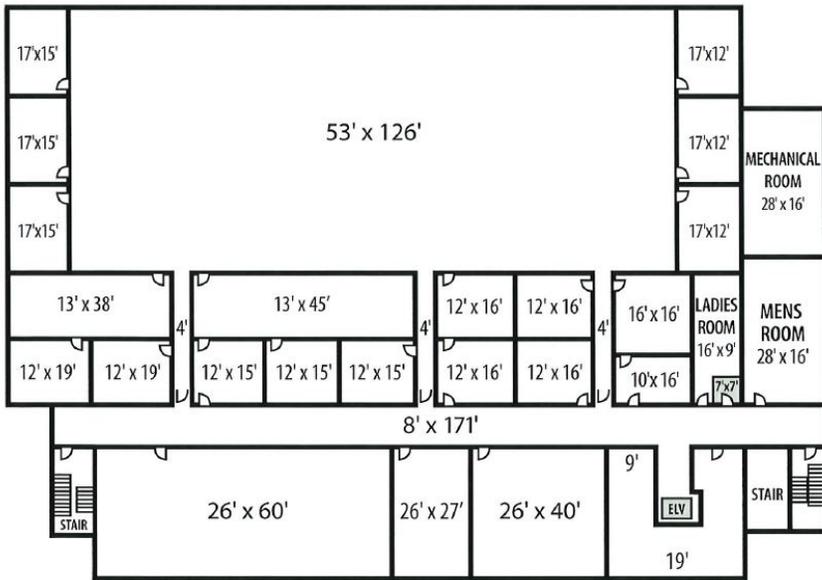
# Floor plans



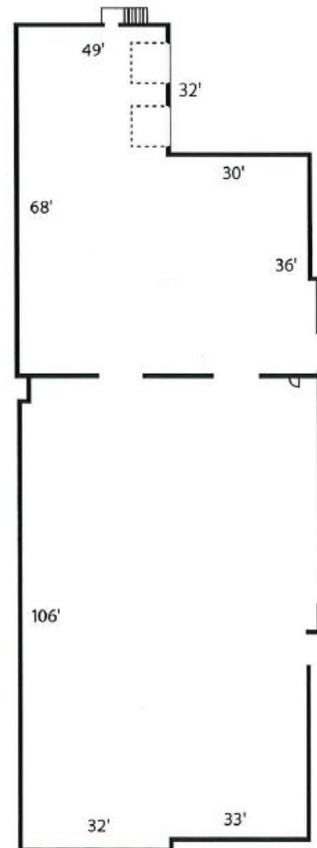
First floor - right section



First floor - middle section



Second floor - middle section



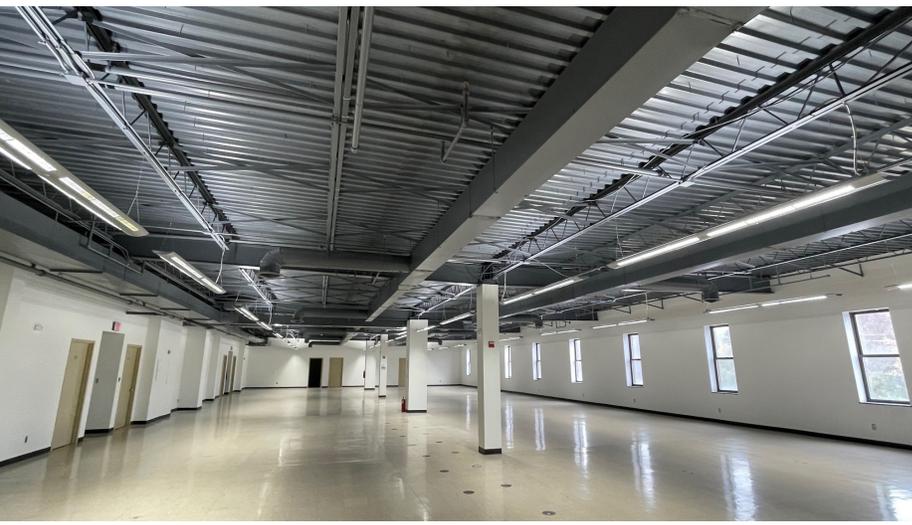
First floor - left section

Note: All square footages are approximate

Left section

Middle section

Right section



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