

# CLOSED LEASE TRANSACTION

**100 SIMPLEX DRIVE** WESTMINSTER, MA



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**ADDRESS:** 100 Simplex Drive, Westminster, MA

**LANDLORD:** NIP Owner, LLC

**TENANT:** Seaboard Folding Box

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**TYPE:** Warehouse/Manufacturing/Office

**SIZE:** 196,000 SF

**LEASE TERM:** Ten (10) years, eight (8) months

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The Stubblebine Company represented the Landlord and the Tenant in this Transaction.

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## COMMENTS:

- 100 Simplex Drive is a World-Class 685,000 SF former Tyco facility situated on 90 acres
- NIP Owner, LLC spent over \$3m on capital and tenant improvements for Seaboard Folding Box
- The property has dramatic visibility from Route 2



**FOR FURTHER INFORMATION PLEASE CONTACT:**  
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