



100 SIMPLEX DRIVE

WESTMINSTER, MA

66,976 SF | WORLD-CLASS MANUFACTURING/DISTRIBUTION SPACE FOR LEASE

- PROMINENT ROUTE 2 VISIBILITY
- INSTITUTIONAL QUALITY ASSET SITUATED ON A 95 ACRE PRISTINE CAMPUS
- 26' CLEAR HEIGHT
- HEAVY POWER



CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

66,976 SF WORLD-CLASS 26' CLEAR MANUFACTURING / DISTRIBUTION SPACE FOR LEASE

DEMOGRAPHICS	25 MILES	50 MILES	100 MILES
Total Households	334,442	2,321,008	5,366,856
Total Population	818,441	5,705,218	12,402,038
Average HH Income	\$97,383	\$109,986	\$97,238

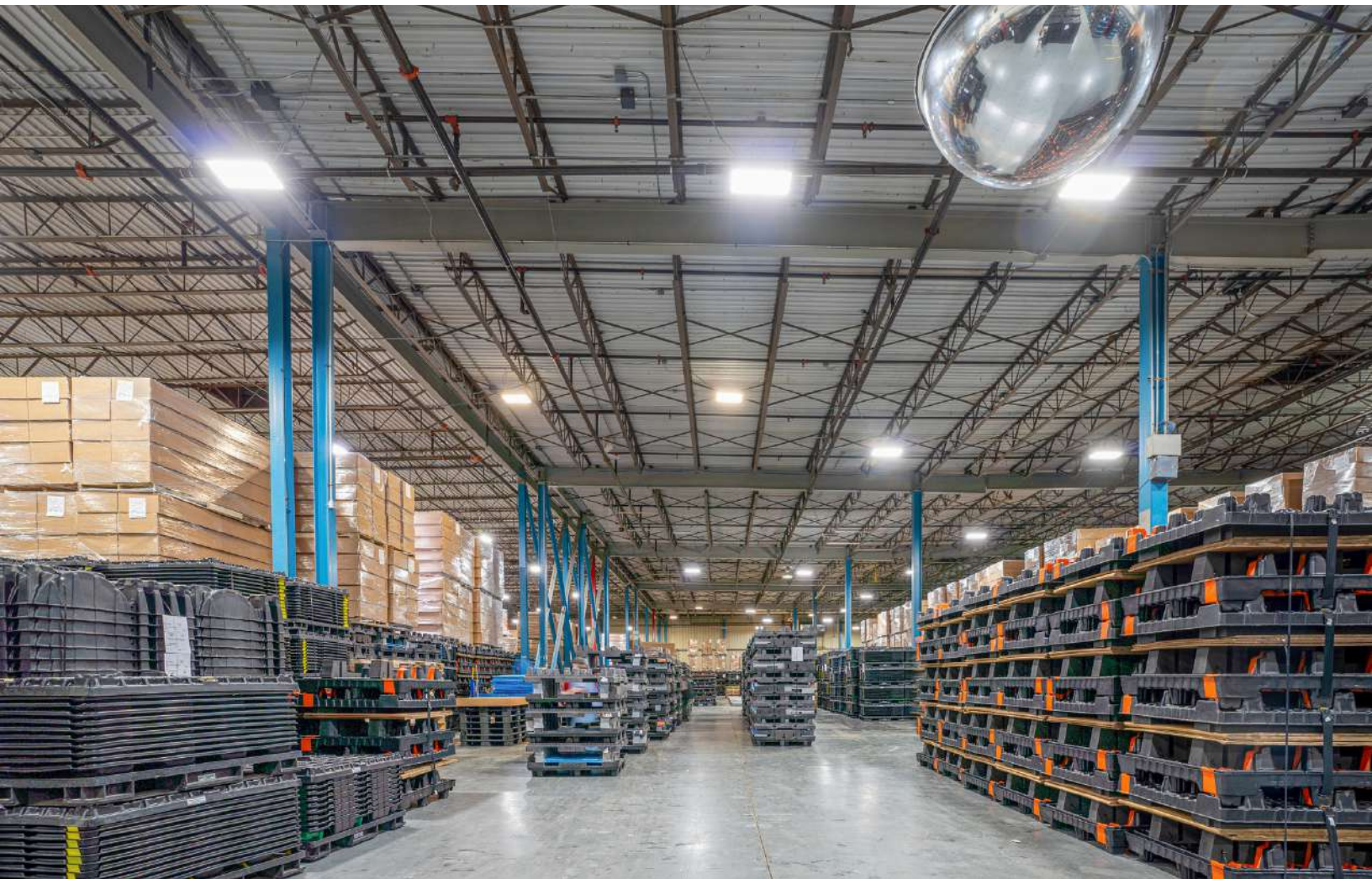
SPECIFICATIONS

Complex Size:	692,305 SF
Building Size:	130,000 SF
Available Space:	66,976 SF: 57,482 SF First Floor 9,494 SF Second Floor (Office)
Land Area:	95 AC
Zoning:	Industrial
Parking:	On-site for 1,593 cars
Loading:	7 Tailboard Docks 1 Drive-in Door
Ceiling Height:	26' clear
Power:	4,000 amps
Utilities:	All utilities including sewer
Heat:	Central boiler room with gas/oil fired hot water system feeding individual multi-zoned air handlers
Sprinklers:	100% Wet System
Construction:	Masonry with insulated metal panels
Lighting:	LED
Rental Rate:	Market

ADDITIONAL PHOTOS



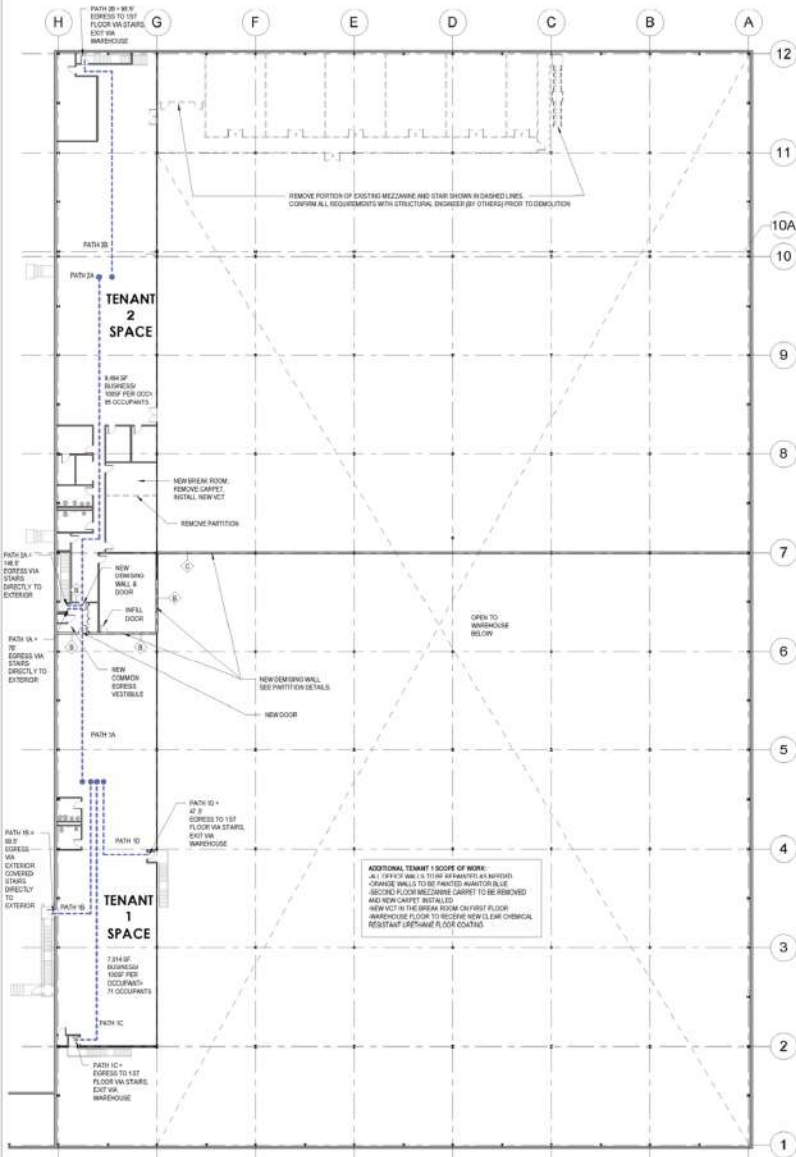
INTERIOR PHOTOS



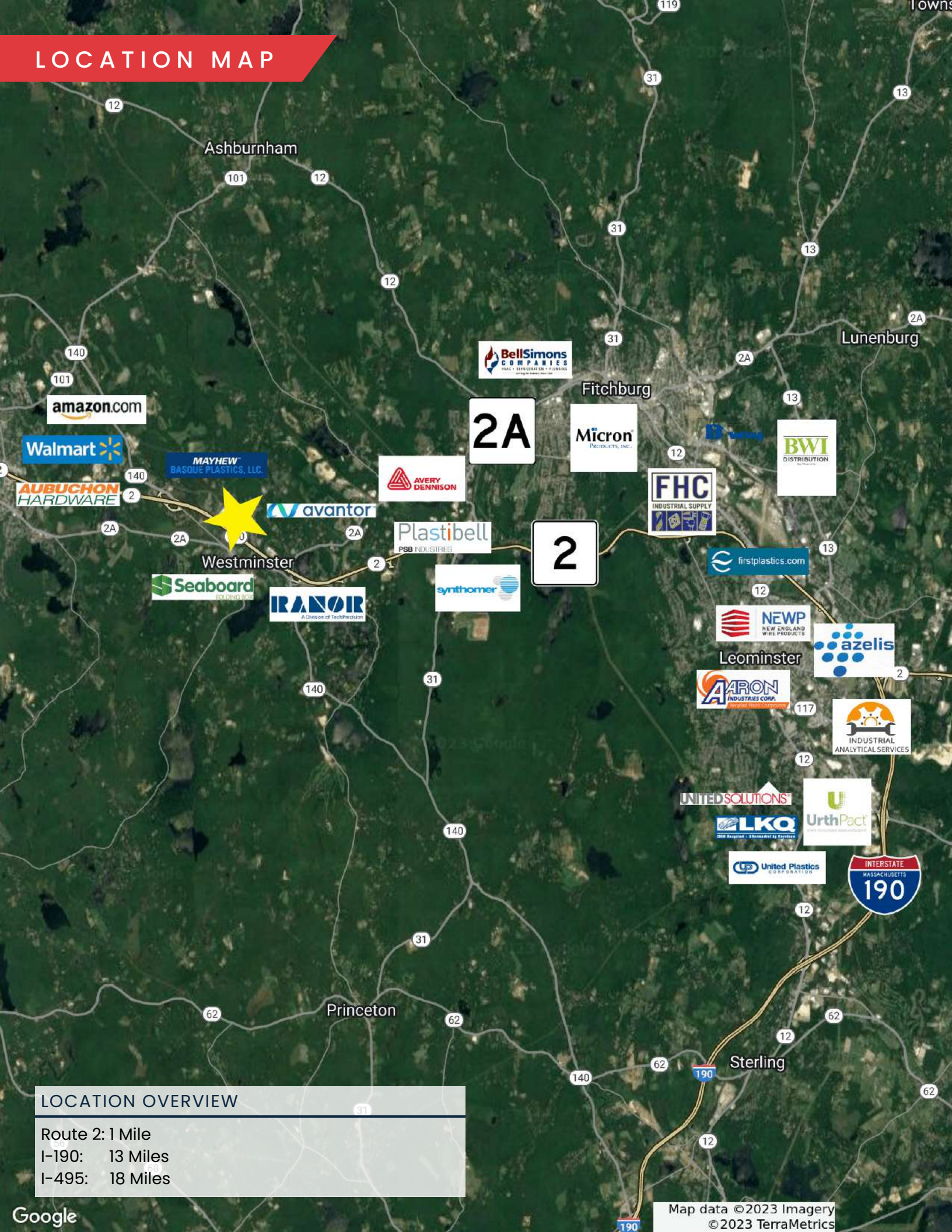
BUILDING PLAN



BUILDING PLAN



LOCATION MAP



LOCATION OVERVIEW

Route 2: 1 Mile
I-190: 13 Miles
I-495: 18 Miles

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