

WESTMINSTER LOGISTICS CENTER

WESTMINSTER, MA



**BRAND NEW HI BAY DC BUILDING
DELIVERY Q1 2024**



600,000 SF

CLASS A BUILD TO SUIT
WAREHOUSE ON 49 ACRES
WITH BRAND NEW WIDE ROAD
ACCESS

- * LOCATED 1 MILE FROM RT. 2
- * ALL UTILITIES
- * FULLY PERMITTED: PAD READY

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

INSTITUTIONAL QUALITY 36'-40' CLEAR 250,000-600,000 SF WAREHOUSE BUILT TO SUIT OPPORTUNITIES

DEMOGRAPHICS	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,134	45,644
TOTAL POPULATION	20,130	123,030
AVERAGE HH INCOME	\$79,476	\$70,568

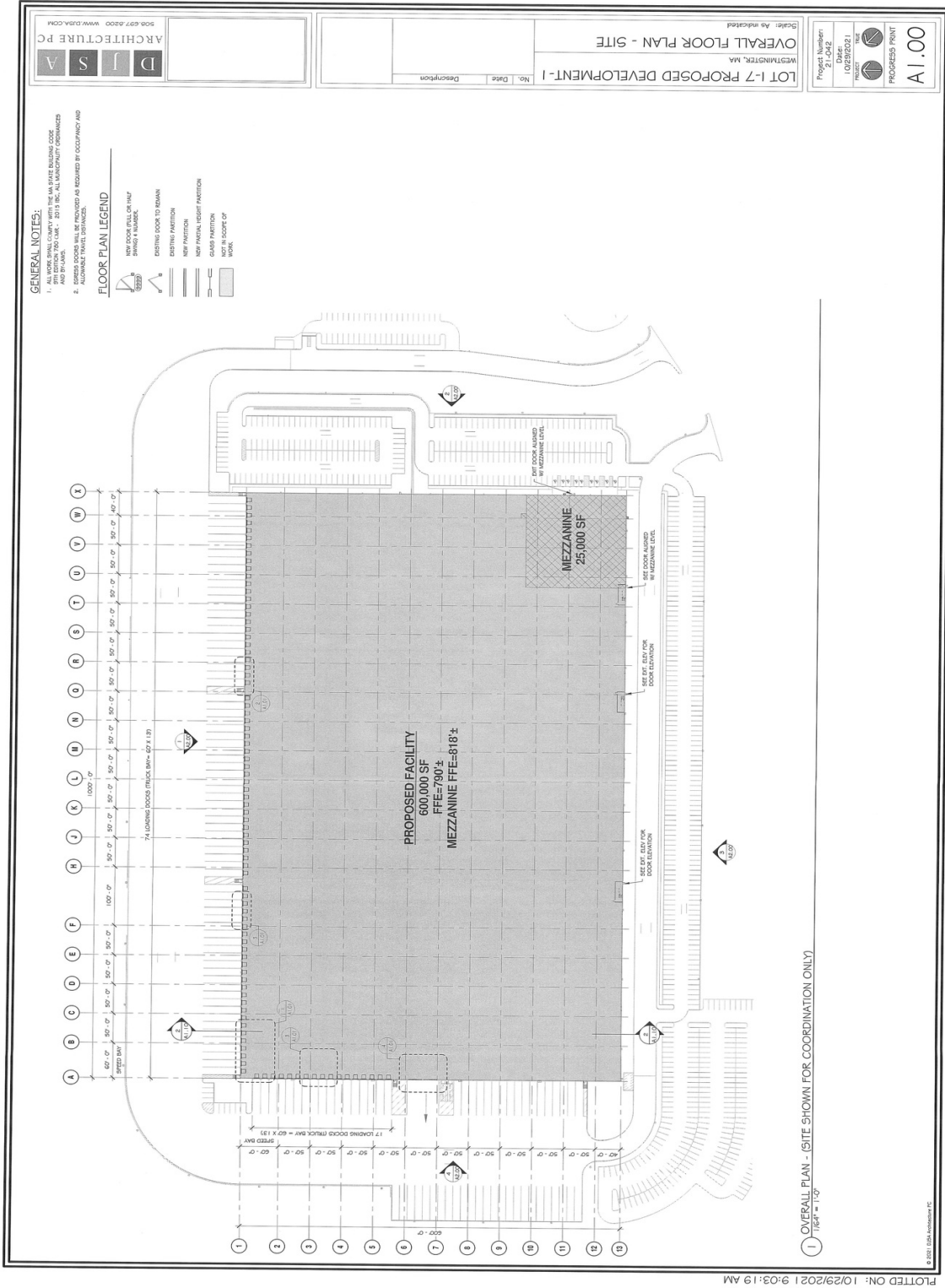
PROPERTY SPECIFICATIONS

PERMITTING:	FULLY PERMITTED DEVELOPMENT SITE
ROAD:	360* TRUCK CIRCULATION THROUGH THE ENTIRE SITE WITH TRUCK INGRESS AND EGRESS POINTS TO THEODORE DIRVE
LOADING:	150 TAILBOARD DOCKS
RAIL:	CSX RAIL ADJACENT TO SITE AND POTENTIALLY ACCESSIBLE
MEZZANINE:	UP TO 25,000 SF
PARKING:	54 TRAILER PARKING SPACES 448 PARKING SPACES 267 RESERVE PARKING SPACES
SALE PRICE:	MARKET
DELIVERY:	QTR 1 2024

PROPERTY SPECIFICATIONS

ZONING:	INDUSTRIAL/WAREHOUSE LOGISTICS
BUILDING SIZES:	250,000-600,000 SF
LOT SIZES:	49 ACRES
CEILING HEIGHT:	36' CLEAR
UTILITIES:	ALL UTILITIES ON SITE: SEWER, WATER, GAS AND ELECTRIC

SITE PLAN



LOCATION MAPS



WESTMINSTER LOGISTICS CENTER

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