

WESTMINSTER LOGISTICS CENTER

WESTMINSTER, MA



**BRAND NEW HI BAY WAREHOUSE
BUILDING: DELIVERY 2024**



600,000 SF

CLASS A BUILD TO SUIT
WAREHOUSE ON 48 ACRES
WITH BRAND NEW WIDE ROAD
ACCESS

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

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 OPPORTUNITY

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

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ZONING:	INDUSTRIAL/WAREHOUSE LOGISTICS
BUILDING SIZES:	250,000-600,000 SF
LOT SIZES:	48 ACRES
UTILITIES:	ALL UTILITIES ON SITE: SEWER, WATER, GAS AND ELECTRIC

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 36' CLEAR
RAIL:	CSX RAIL ADJACENT TO SITE
MEZZANINE:	UP TO 25,000 SF
PARKING:	54 TRAILER PARKING SPACES 448 PARKING SPACES 267 RESERVE PARKING SPACES
SALE PRICE:	MARKET
DELIVERY:	2024

LOCATION MAPS

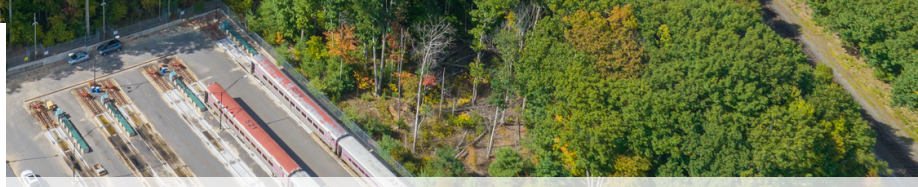


Google

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CONTACT:

DAVID STUBBLEBINE
JAMES STUBBLEBINE
ALAN RINGUETTE

617.592.3391
617.592.3388
978.265.8112

DAVID@STUBBLEBINECOMPANY.COM
JAMES@STUBBLEBINECOMPANY.COM
ALAN@STUBBLEBINECOMPANY.COM

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