



WESTMINSTER BUSINESS PARK

WESTMINSTER, MA

21.95 ACRES | INDUSTRIAL LAND SITE FOR SALE OR BUILD-TO-SUIT

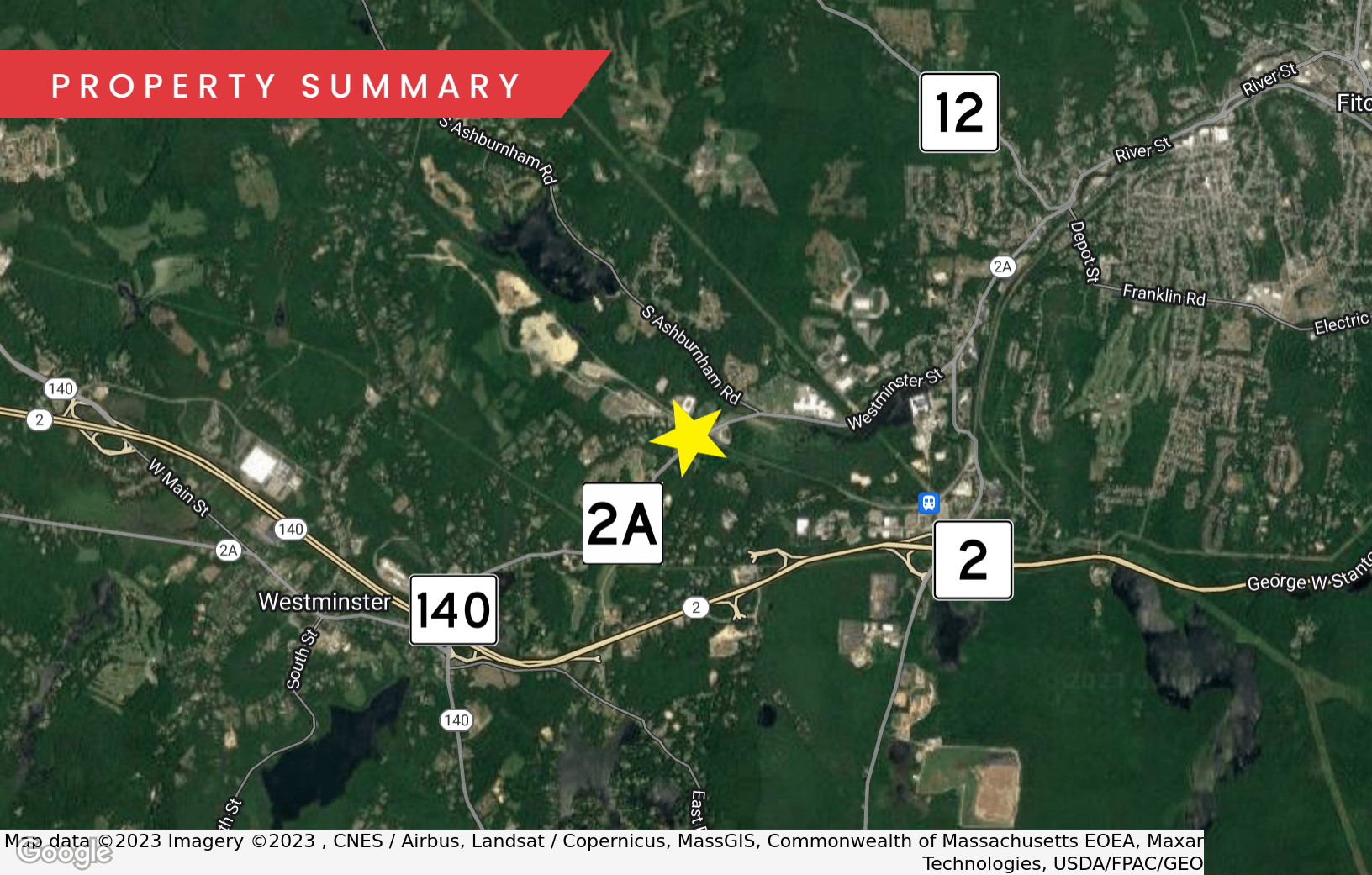
- ALL UTILITIES
- SITUATED ONE (1) MILE FROM ROUTE 2
- WESTMINSTER HAS AN EXPEDITED PERMITTING PROCESS
- SITE OFFERS SIGNIFICANT REVENUE FROM SAND AND GRAVEL EXCAVATION
- INDUSTRIAL LAND SITES FOR SALE OR BUILD TO SUIT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

LOT I-6: 21.95 ACRES AVAILABLE

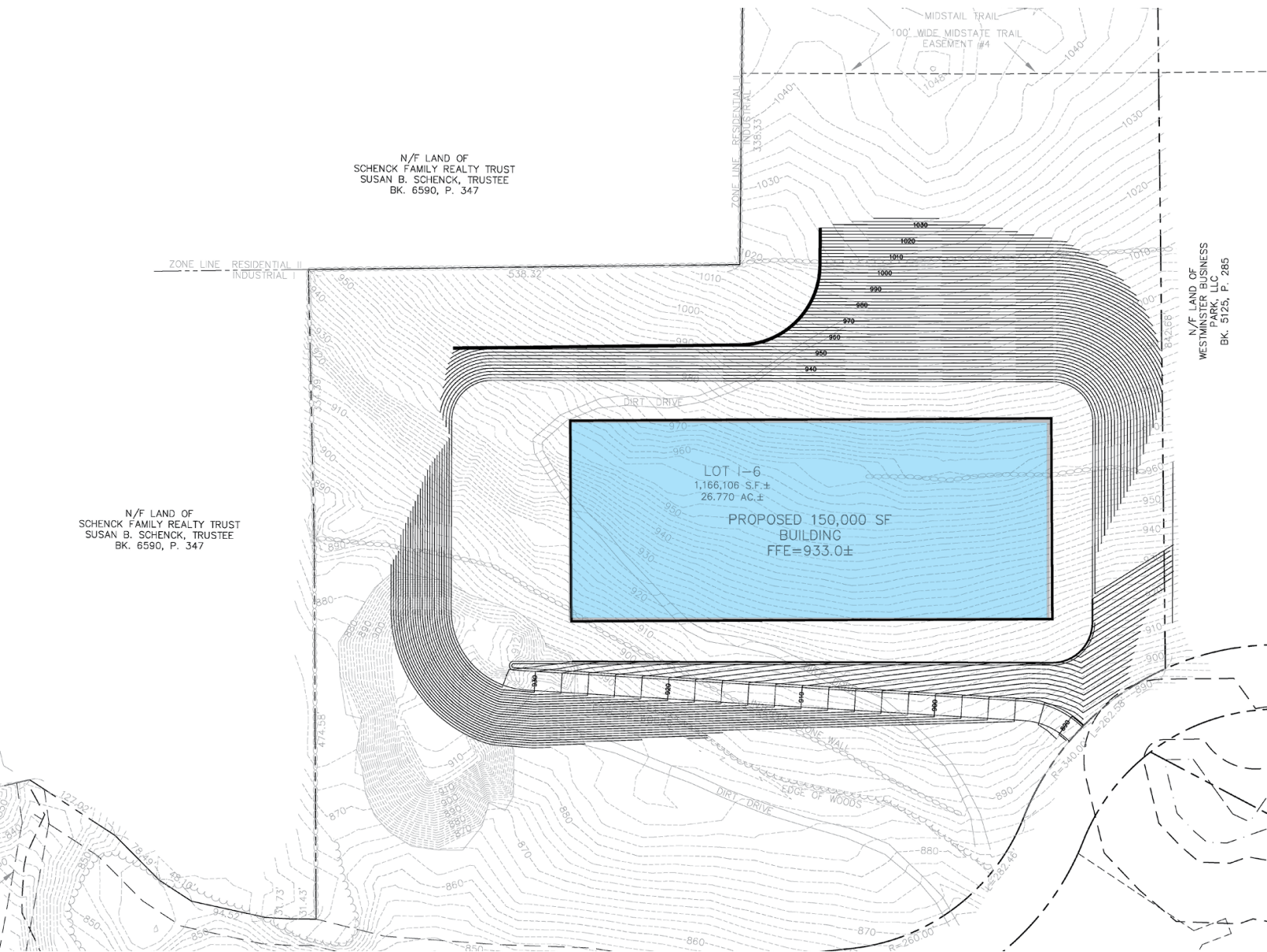
PROPERTY HIGHLIGHTS

- ALL UTILITIES
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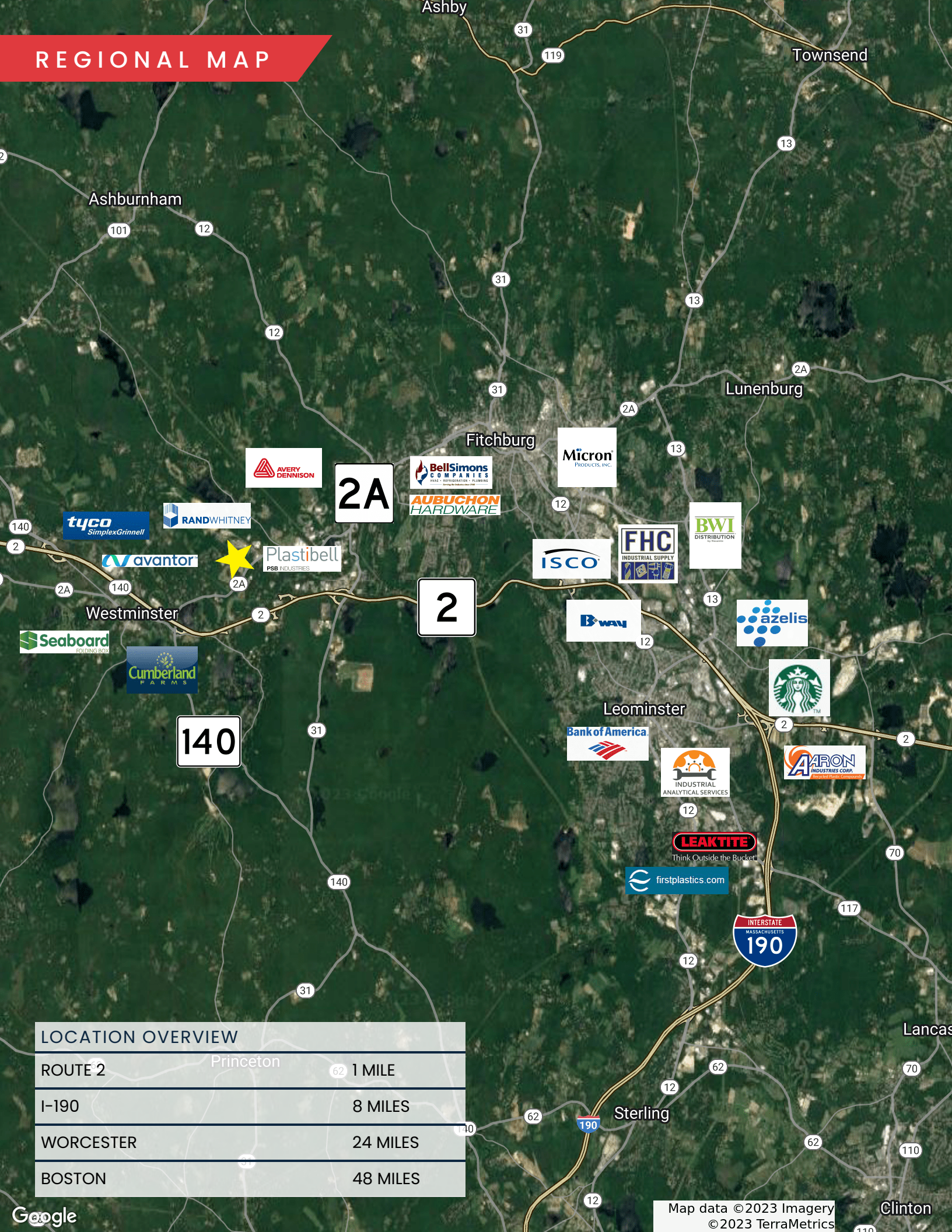
OFFERING SUMMARY

LOT SIZE:	LOT I-6: 21.95 Acres Available
MAX CAPACITY:	LOT I-6: 150,000 SF under one (1) roof
UTILITIES:	All utilities on site: sewer, water, gas, and electric
PERMITTING:	MEPA Approved
ROAD:	2,000 Yards completed to cul-de-sac with utilities fulfills all state requirements
SALE PRICE:	MARKET

MASTER PLAN



REGIONAL MAP



LOCATION OVERVIEW	
ROUTE 2	Princeton 62 1 MILE
I-190	8 MILES
WORCESTER	24 MILES
BOSTON	48 MILES

DEMOGRAPHICS



POPULATION	3 MILES	5 MILES
Total Population	6,752	28,668
Average Age	45.8	43.2
Average Age (Male)	46.1	43.0
Average Age (Female)	45.4	44.1
HOUSEHOLDS & INCOME	3 MILES	5 MILES
Total Households	2,459	12,212
# of Persons per HH	2.7	2.3
Average HH Income	\$93,700	\$76,427
Average House Value	\$282,376	\$238,196

* Demographic data derived from 2020 ACS - US Census

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