

- LOCATED ACROSS THE STREET FROM NEW 600,000 SF HOME DEPOT DISTRIBUTION CENTER
- 9,000,000 YARDS OF USABLE LEDGE



DELIVERY Q2 2027

THE HOME DEPOT DISTRIBUTION CENTER

WESTMINSTER BUSINESS PARK

WESTMINSTER, MA

FOR SALE | 130 ACRES SUBDIVIDABLE

- Two Lots Totaling 130 AC
- Situated 1 Mile from Route 2
- Located Across the Street from New 600,000 SF Home Depot Distribution Center
- 9M Yards of Usable Ledge

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

130 Acres for Sale

Two (2) lots total:

- Lot I-6: 26.77 acres with 1 million yards of Ledge
- Lot I-9: 108.05 acres with 8 million yards of Ledge

PROPERTY HIGHLIGHTS

- All utilities can be brought to the site
- Situated one (1) mile from Route 2
- Westminster has an expedited permitting process
- Industrial land site for sale or build to suit

DEMOGRAPHICS	5 MILES	10 MILES
Total Households	12,967	59,894
Total Population	33,542	151,828
Average HH Income	\$110,506	\$108,999

PROPERTY SPECIFICATIONS

LOT SIZE:	130 AC For Sale
MAX CAPACITY:	<ul style="list-style-type: none"> • 500,000 SF Warehouse max capacity on 90 AC site • 13 house lots on 40 AC site
UTILITIES:	All utilities on site: sewer, water, gas, and electric. Need to connect to electricity
ZONING:	<ul style="list-style-type: none"> • 90 AC zoned industrial • 40 AC zoned residential
VALUE OF THE LEDGE:	9 million yards X 1.4 tons per yard = 12.6M total ledge tonnage
SALE PRICE:	Market

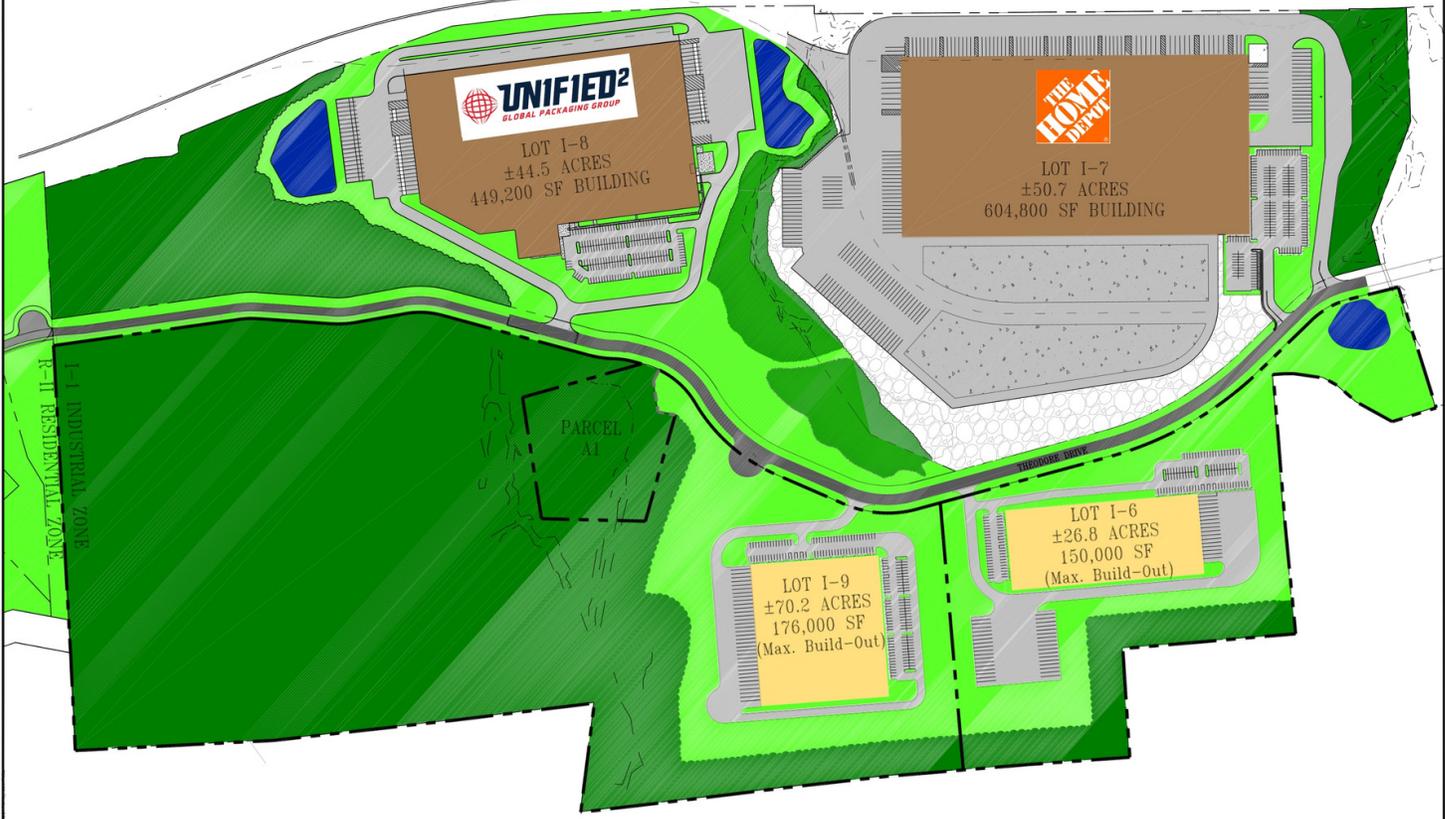
OVERALL INDUSTRIAL PLAN



Delivery Q2 2027



Delivered Q4 2025



No.	Date	Revision

Drawn By: JPP
Designed By: JPP
Checked By: JPP

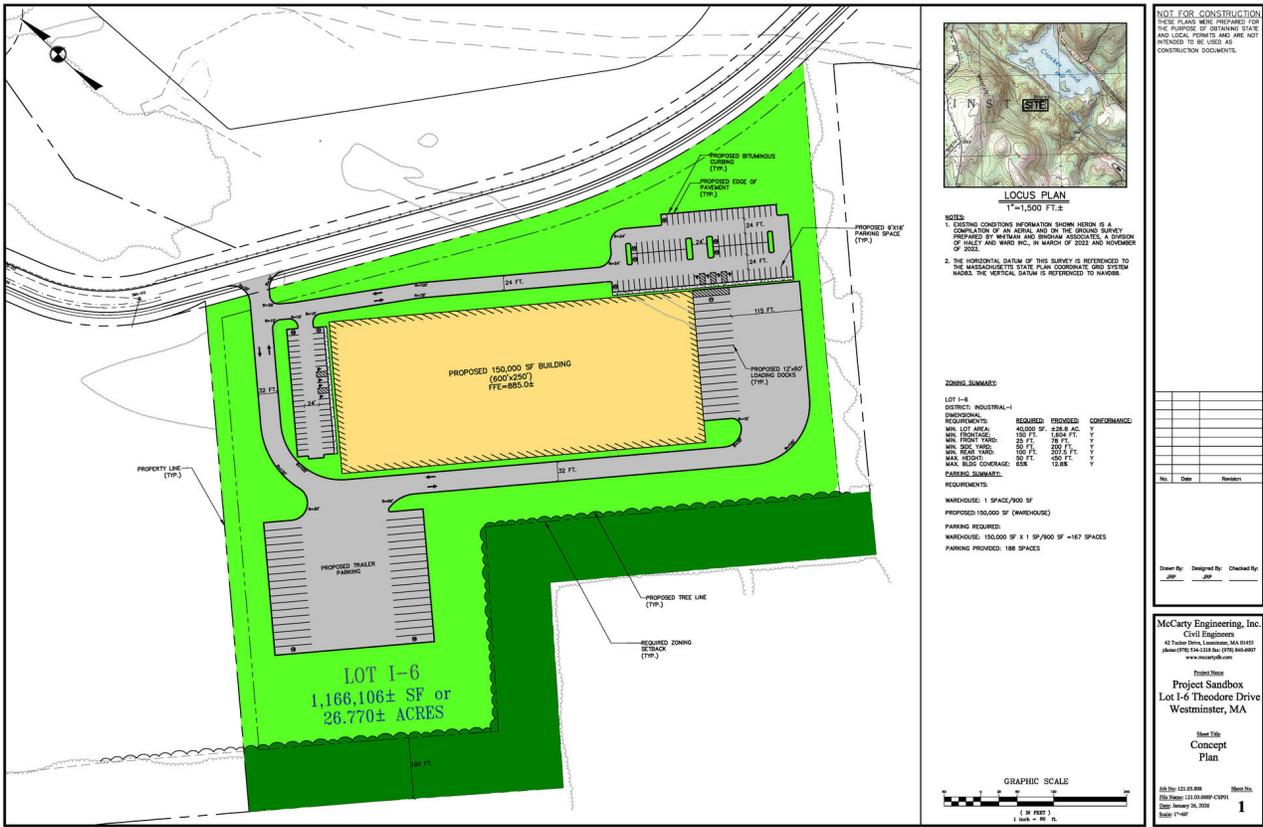
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Project Name
Project Sandbox
Theodore Drive
Westminster, MA

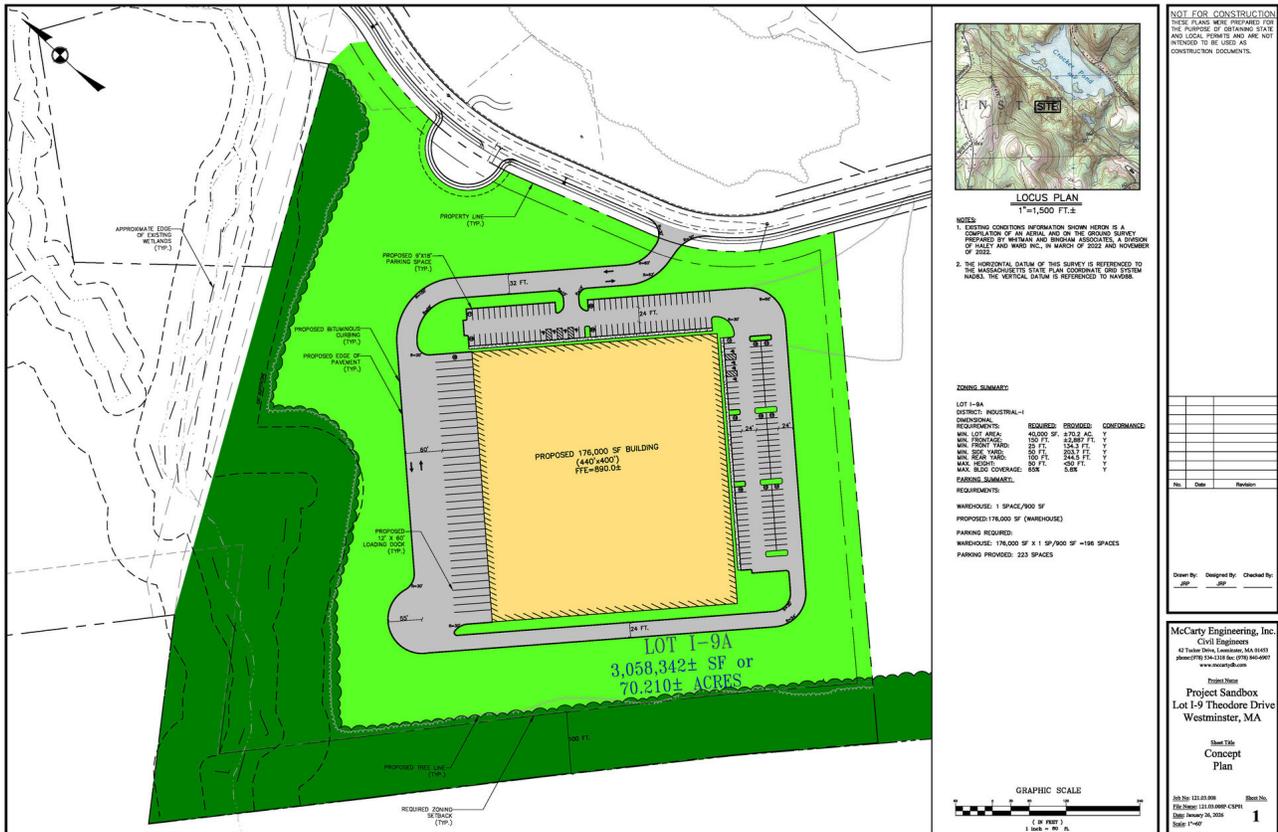
Sheet Title
Industrial
Overall Plan

Sheet No. 1

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I-6 Concept Plan



I-9 Concept Plan



Residential Plan



Residential Plan 2

NEW HAMPSHIRE MASSACHUSETTS
STATE LINE

WINCHENDON

12
HIGHWAY PROXIMITY

- 2** 1 MILES
3 MINUTES
- 190** 8 MILES
10 MINUTES
- 140** 1 MILES
3 MINUTES
- 12** 2 MILES
5 MINUTES

ASHBURNHAM

12

SOUTH ASHBURNHAM

12

THE HOME DEPOT DISTRIBUTION CENTER

GREAT WOLF LODGE

MAYHEW TOOLS

WACHUSETT BREWING COMPANY

AVERY DENNISON

tyco SimplexGrinnell

AUBUCHON HARDWARE

BellSimons COMPANIES

Seaboard FOLDING BOX

avantor

LUNENBURG

FITCHBURG

12

GARDNER

2

140

WESTMINSTER
BUSINESS PARK

Micron SOLUTIONS **ISCO INDUSTRIES** **B-WAY** Industrial Analytical Services

FHC INDUSTRIAL SUPPLY **BWI DISTRIBUTION** **AYRON INDUSTRIES CORP.**

LEOMINSTER

12

BOSTON
48 MILES | 1 HOUR

WORCESTER
24 MILES | 30 MINS

EAST
TEMPLETON

2

HUBBARDSTON

EAST PRINCETON

PRINCETON

INTERSTATE
190

STERLING

12

WESTMINSTER BUSINESS PARK

WESTMINSTER, MA

FOR SALE | 130 ACRES SUBDIVIDABLE

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