

- 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

CORPAC 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"> <li>• 500,000 SF Warehouse max capacity on 90 AC site</li> <li>• 13 house lots on 40 AC site</li> </ul>
UTILITIES:	All utilities on site: sewer, water, gas, and electric. Need to connect to electricity
ZONING:	<ul style="list-style-type: none"> <li>• 90 AC zoned industrial</li> <li>• 40 AC zoned residential</li> </ul>
VALUE OF THE LEDGE:	9 million yards X 1.4 tons per yard = 12.6M total ledge tonnage
SALE PRICE:	\$7,900,000

# HOME DEPOT DISTRIBUTION CENTER









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

SOUTH ASHBURNHAM

**THE HOME DEPOT** DISTRIBUTION CENTER

**GREAT WOLF LODGE**

**MAYHEW TOOLS**

**WACHUSETT BREWING COMPANY**

**tyco SimplexGrinnell**

**AVERY DENNISON**

**AUBUCHON HARDWARE**

**BellSimons COMPANIES**  
Right Products. Right Now.

**Seaboard FOLDING BOX**

**avantor**

LUNENBURG

FITCHBURG

GARDNER

EAST TEMPLETON

**WESTMINSTER BUSINESS PARK**

**Micron SOLUTIONS**

**ISCO INDUSTRIES**

**B-WAY**  
A Mauser Packaging Solutions Company

Industrial Analytical Services

**FHC INDUSTRIAL SUPPLY**

**BWI DISTRIBUTION**  
by Wespac

**AYRON INDUSTRIES CORP.**  
Approved Plastic Components

LEOMINSTER

**BOSTON**  
48 MILES | 1 HOUR

**WORCESTER**  
24 MILES | 30 MINS

HUBBARDSTON

EAST PRINCETON

PRINCETON

STERLING

# WESTMINSTER BUSINESS PARK

WESTMINSTER, MA

FOR SALE | 130 ACRES SUBDIVIDABLE

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