



2

100 SIMPLEX DRIVE

WESTMINSTER, MA

203,000 SF WORLD-CLASS MANUFACTURING/DISTRIBUTION SPACE

- Prominent Route 2 Visibility
- 3,600 AMPs
- 18' Clear Height
- 8 Tailboard
- Subdividable

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL



PROPERTY DESCRIPTION

203,000 SF World-Class 18' Clear
Manufacturing/Distribution Space for Lease

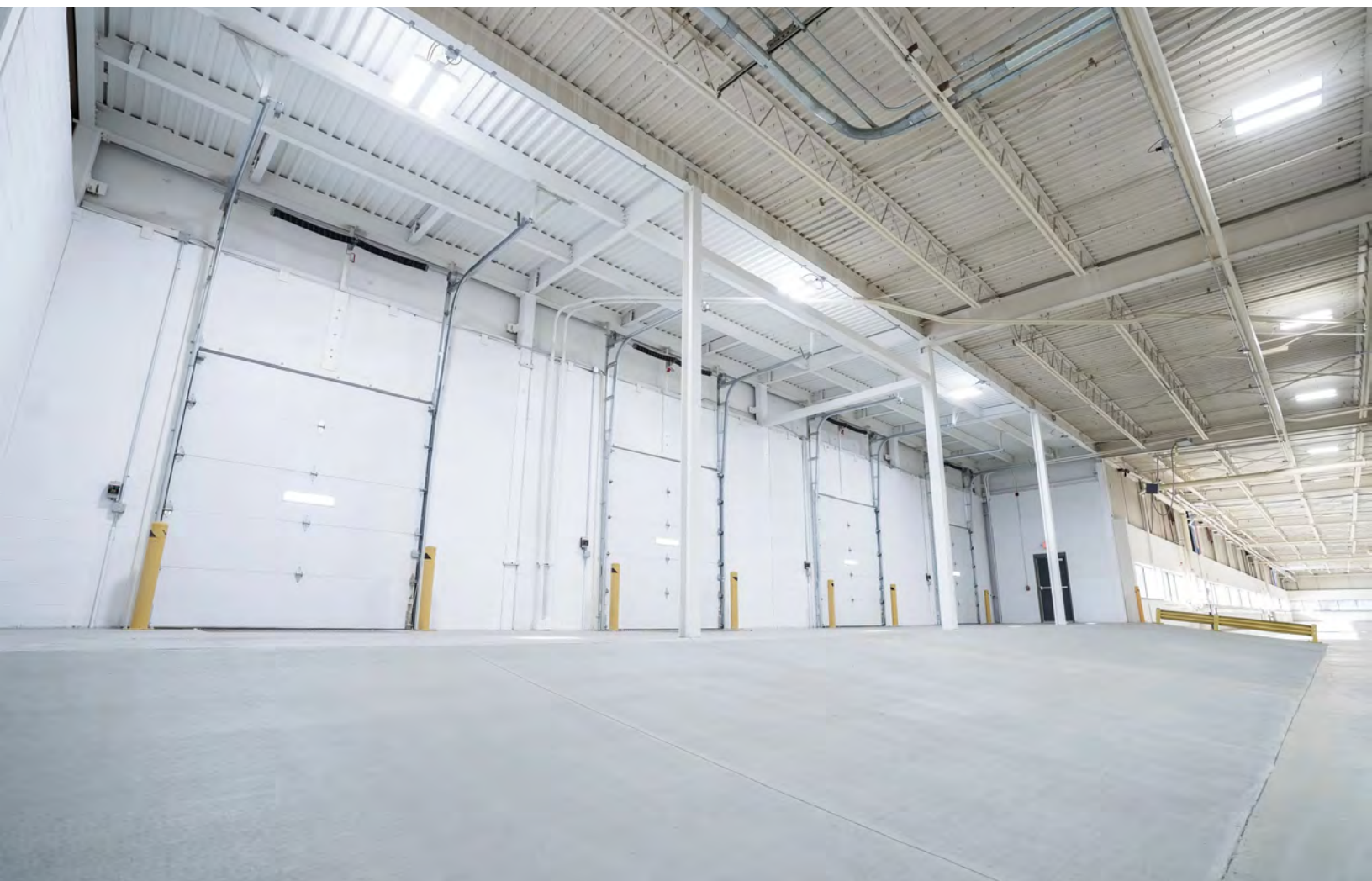
PROPERTY HIGHLIGHTS

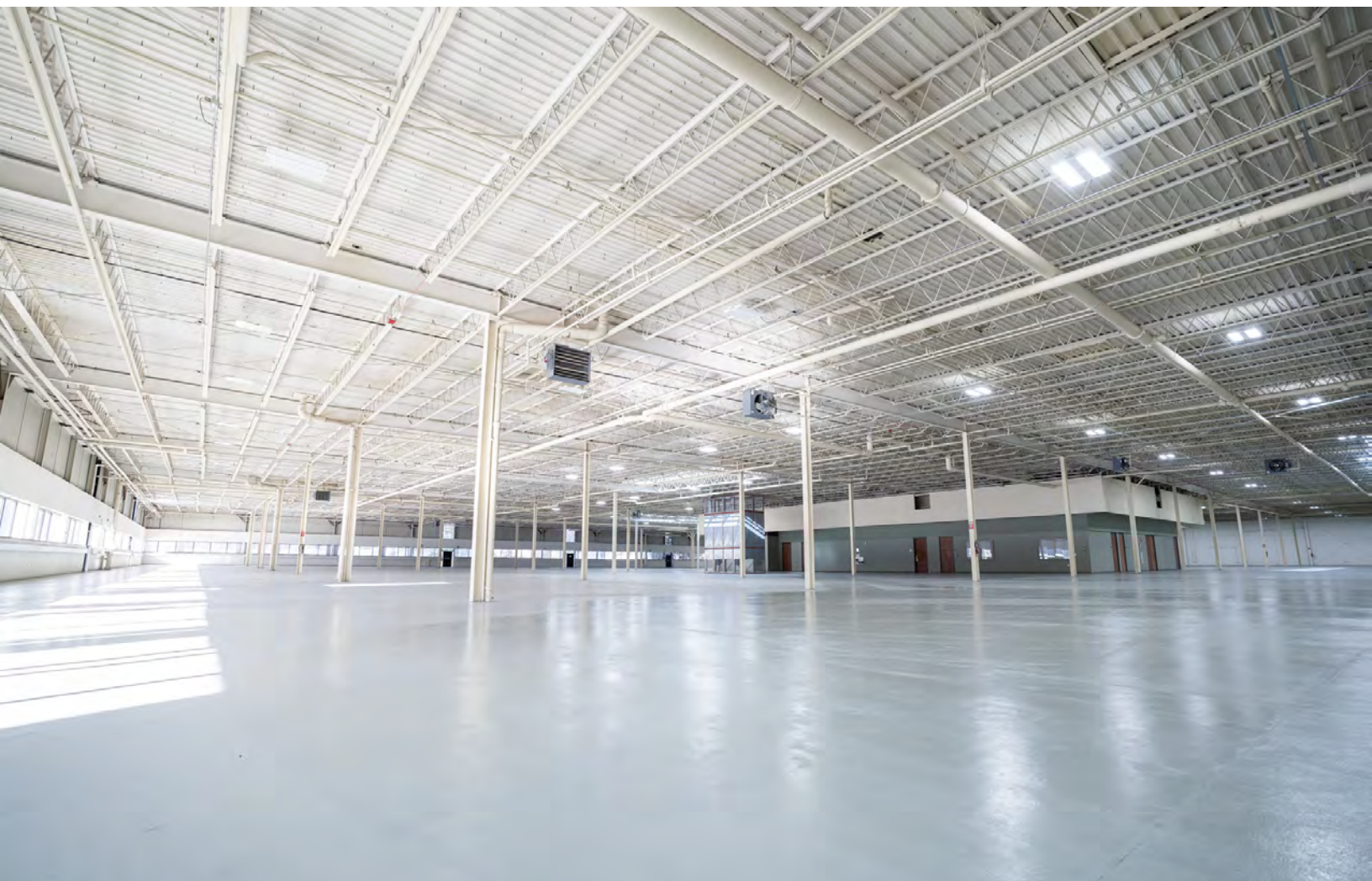
- Prominent Route 2 Visibility/Immediate Highway access
- Institutional Quality Asset Ensconced on a 95 Acre Pristine Campus
- Subdividable
- 18' Clear Height
- Heavy Power

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,699	14,225	54,508
Total Population	10,355	35,726	138,014
Average HH Income	\$123,069	\$103,211	\$105,762

PROPERTY SPECIFICATIONS

Available SF:	203,000 SF Subdividable to 72,000 SF and 131,000 SF
Office Space:	3,000 SF
Zoning:	Industrial
Parking:	Trailers: Ample Cars: 1,593 spaces
Loading:	Eight (8) 9' by 9' Tailboards
Land Area:	95 AC
Ceiling Height:	18' Clear
Power:	3,600 Amps
Utilities:	All utilities
Heat:	Air Rotation Gas Fired with gas and oil
Sprinklers:	100% wet system
Column Spacing:	30'X40'
Lease Rate:	\$8.25/SF NNN







target

IRANOR

A Division of TechPrecision

WACHUSETT MOUNTAIN

Walmart
WAREHOUSE
AUBUCHON
company

DUNKIN'

**HIGHWAY
PROXIMTY**



1 MILES
3 MINUTES



13 MILES
15 MINUTES



18 MILES
25 MINUTES

BOSTON

58 MILES | 1 HOUR

WORCESTER

23 MILES | 30 MINS



FITCHBURG

WORCESTER

100 SIMPLEX DRIVE

WESTMINSTER, MA

203,000 SF WORLD-CLASS MANUFACTURING/DISTRIBUTION SPACE

DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

ALAN RINGUETTE
978.265.8112
alan@stubblebinecompany.com

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