



# 100 SIMPLEX DRIVE

WESTMINSTER, MA

203,000 SF WORLD-CLASS FLEX/DISTRIBUTION SPACE

- Prominent Route 2 Visibility
- Institutional Quality Asset Enconced on a 95 Acre Pristine Campus
- 18' Clear Height
- 8 Tailboard
- Subdividable

EXCLUSIVE AGENT



THE  
STUBBLEBINE  
COMPANY

CORPAC INTERNATIONAL



PROPERTY DESCRIPTION

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

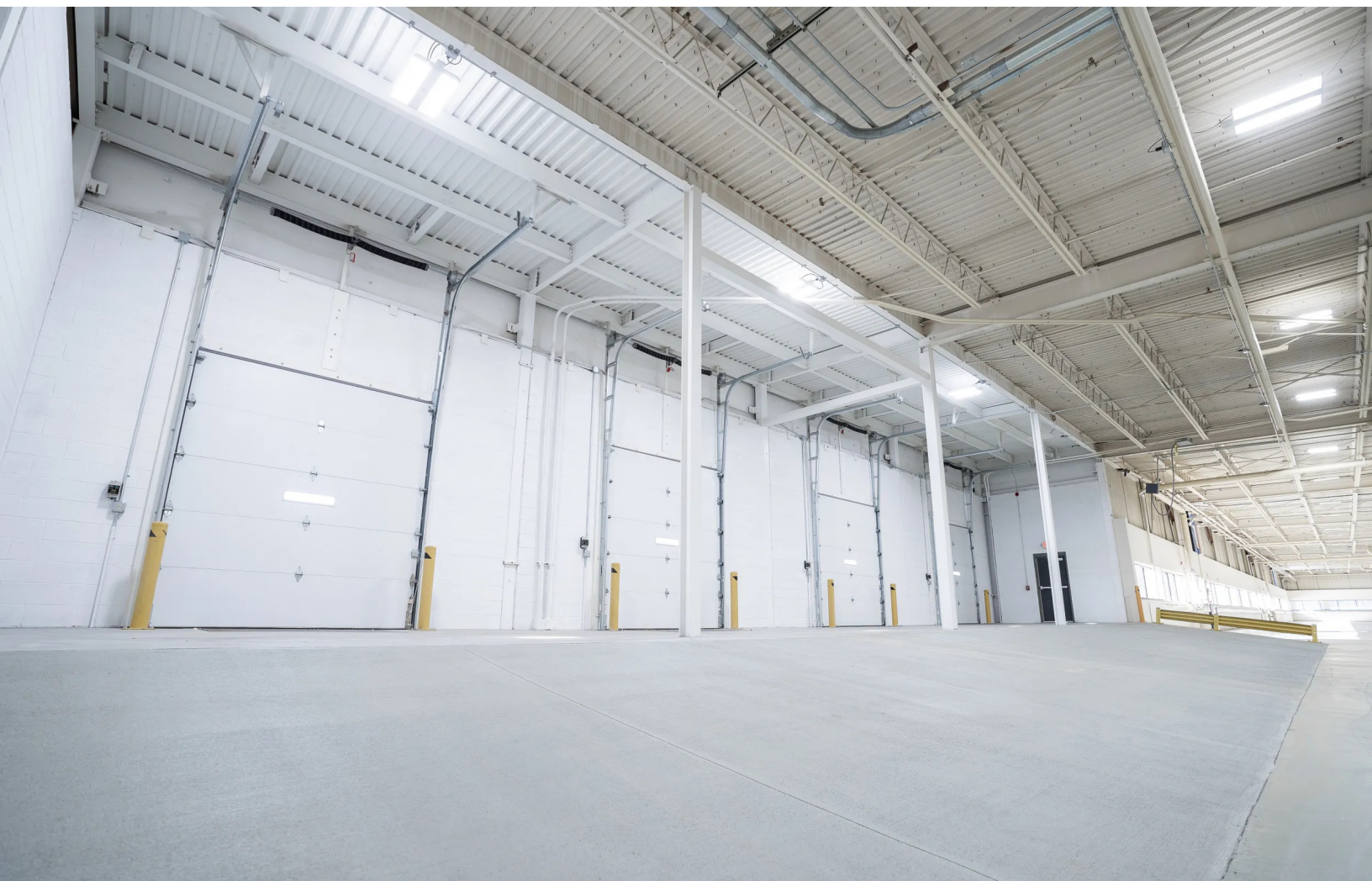
PROPERTY HIGHLIGHTS

- 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<br>Subdividable to<br>72,000 SF and<br>131,000 SF |
| Office Space:   | 3,000 SF                                                     |
| Zoning:         | Industrial                                                   |
| Parking:        | Trailers: Ample<br>Cars: 1,593 spaces                        |
| Loading:        | Eight (8) 9' by 9'<br>Tailboards                             |
| Land Area:      | 95 AC                                                        |
| Ceiling Height: | 18' Clear                                                    |
| Power:          | 4,000 Amps                                                   |
| Utilities:      | All utilities                                                |
| Heat:           | Air Rotation<br>Gas Fired with gas<br>and oil                |
| Sprinklers:     | 100% wet system                                              |
| Column Spacing: | 30'X40'                                                      |
| Lease Rate:     | \$8.25/SF NNN                                                |







**target**

**IRANOR**

A Division of TechPrecision



**Walmart**  
WAREHOUSE  
**AUBUCHON**  
company

**DUNKIN'**

**HIGHWAY  
PROXIMTY**



**1 MILES**  
3 MINUTES



**13 MILES**  
15 MINUTES



**18 MILES**  
25 MINUTES



**FITCHBURG**

**BOSTON**

**58 MILES | 1 HOUR**

**WORCESTER**

**23 MILES | 30 MINS**

**WORCESTER**

# 100 SIMPLEX DRIVE

## WESTMINSTER, MA

203,000 SF WORLD-CLASS FLEX/DISTRIBUTION SPACE

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