



# 100 SIMPLEX DRIVE

WESTMINSTER, MA

142,7936 SF | WORLD-CLASS DISTRIBUTION BUILDING FOR LEASE

- PROMINENT ROUTE 2 VISIBILITY
- INSTITUTIONAL QUALITY ASSET SITUATED ON A 95 ACRE PRISTINE CAMPUS
- 26' CLEAR HEIGHT
- HEAVY POWER
- 142,793 SF: SUBDIVIDABLE TO 75,817 SF AND 66,976 SF



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

142,793 SF WORLD-CLASS 26' CLEAR DISTRIBUTION BUILDING FOR LEASE

## SPECIFICATIONS

Complex Size:	692,305 SF
Building Size:	130,000 SF
Available Space:	142,793 SF: subdivides to 75,817 SF: 68,429 SF (warehouse) and 7,014 SF (office) + 374 SF 66,976 SF: 57,482 SF (warehouse) and 9,494 SF (office)
Land Area:	95 Acres
Zoning:	Industrial

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

Utilities:	All utilities including sewer
Parking:	On-site for 1,593 cars
Loading:	66,976 SF Space - 6 Tailboard 75,817 SF Space - 7 Tailboard
Ceiling Height:	26' Clear
Power:	1,600 Amps, 277/480 V, 3 phase
Utilities:	All utilities including sewer
Heat:	Central boiler room with gas/oil fired hot water system feeding individual multi-zoned air handlers
Sprinklers:	100% Wet System
A/C:	HVAC'd space: 75,817 SF: 68,429 SF (warehouse) + 7,388 SF (office) Non HVAC'd space: 66,976 SF: 57,482 SF (warehouse) + 9,494 SF (office)
Construction:	Masonry with insulated metal panels
Lighting:	LED
Rental Rate:	Market







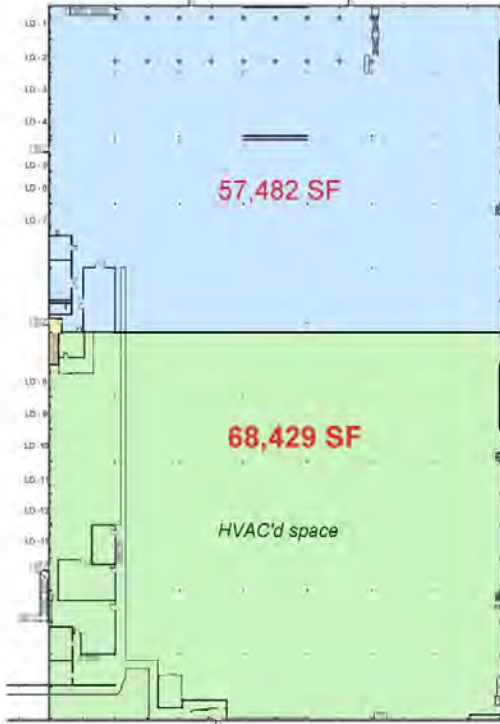




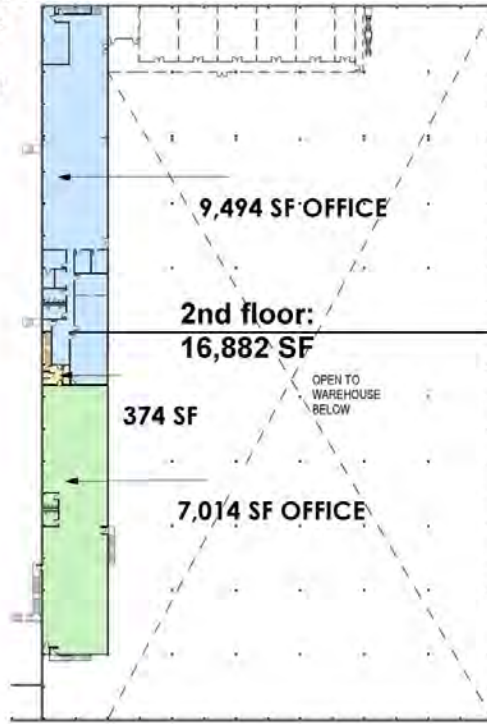
# FLOOR PLAN

**TOTAL SF = 142,793**

13 Loading docks  
1 Drive-in  
Clear height = 26'



① 01 LEVEL 1 AFTER DEMISING  
CONDITIONS  
1" = 60'-0"



② 02 LEVEL 2 MEZZ AFTER DEMISING  
CONDITIONS  
1" = 60'-0"

**Ebbrell** 100 SIMPLEX DEMISING  
ARCHITECTURE - DESIGN 100 Simplex Drive  
Westminster, MA

No.	Description	Date

**EXISTING CONDITIONS AFTER DEMISING**

Project number #  
Date March 2024  
Scale 1" = 60'-0"

**X1.0**





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142,793 SF | WORLD-CLASS DISTRIBUTION BUILDING FOR LEASE

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