



100 SIMPLEX DRIVE

WESTMINSTER, MA

125,721 SF | WORLD-CLASS DISTRIBUTION SPACE FOR LEASE

- PROMINENT ROUTE 2 VISIBILITY
- INSTITUTIONAL QUALITY ASSET SITUATED ON A 95 ACRE PRISTINE CAMPUS
- 26' CLEAR HEIGHT
- HEAVY POWER
- 125,701 SF: SUBDIVIDABLE TO 57,482 SF AND 68,219 SF



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

125,721 SF WORLD-CLASS 26' CLEAR DISTRIBUTION SPACE FOR LEASE

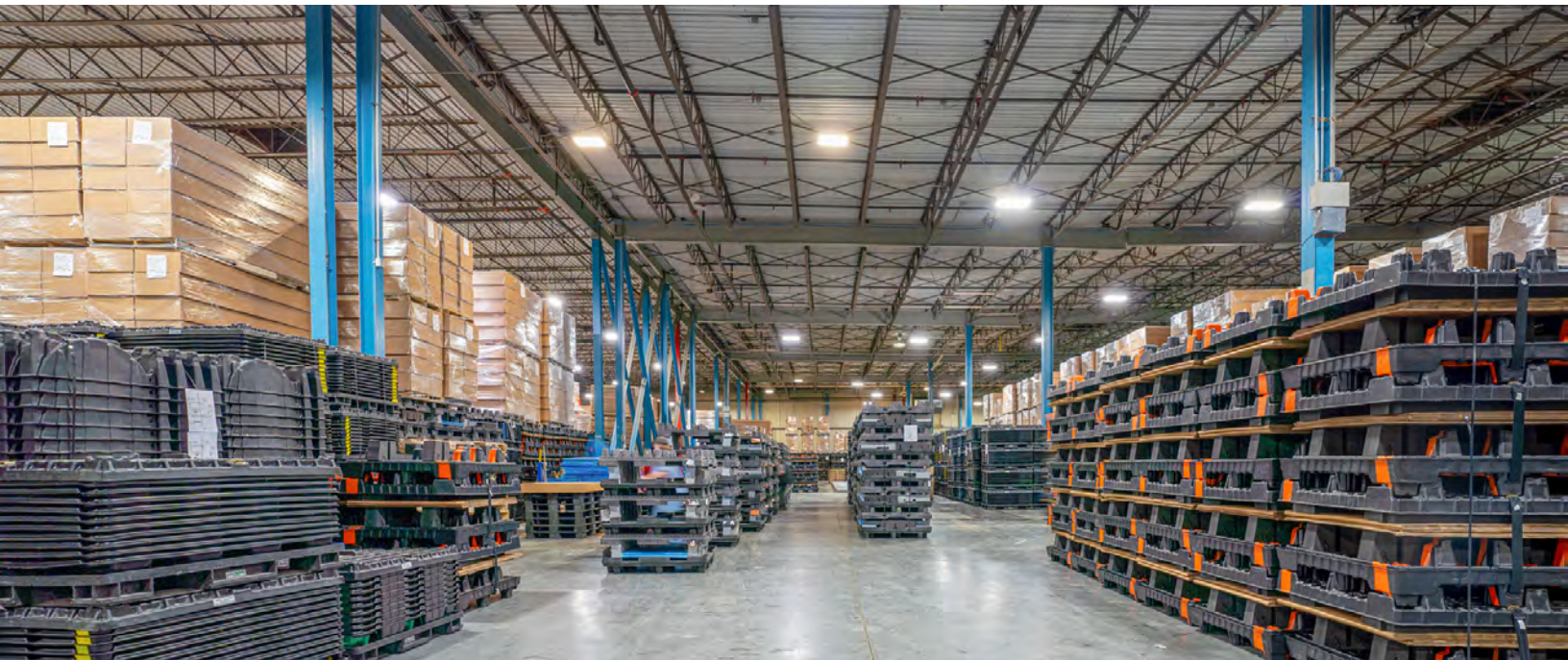
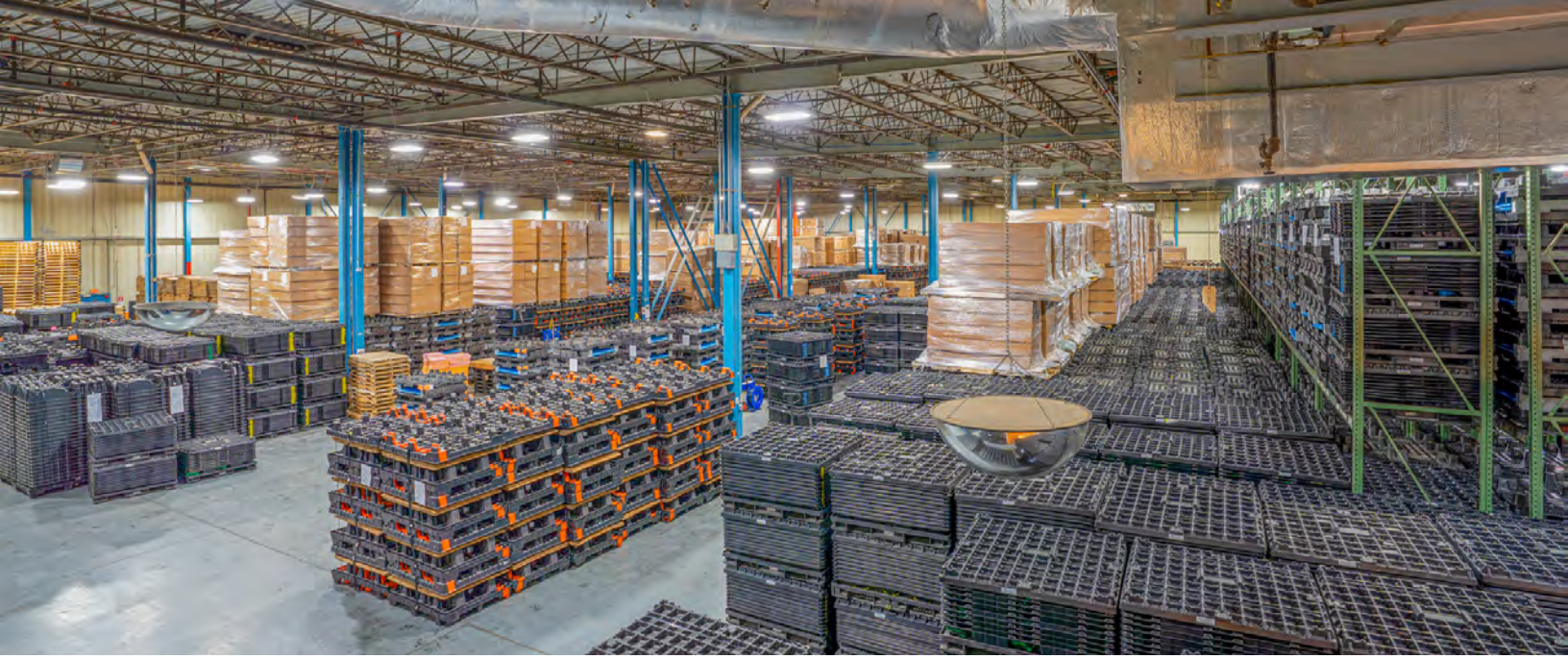
DEMOGRAPHICS	25 MILES	50 MILES	100 MILES
Total Households	334,442	2,321,008	5,366,856
Total Population	818,441	5,705,218	12,402,038
Average HH Income	\$97,383	\$109,986	\$97,238

SPECIFICATIONS

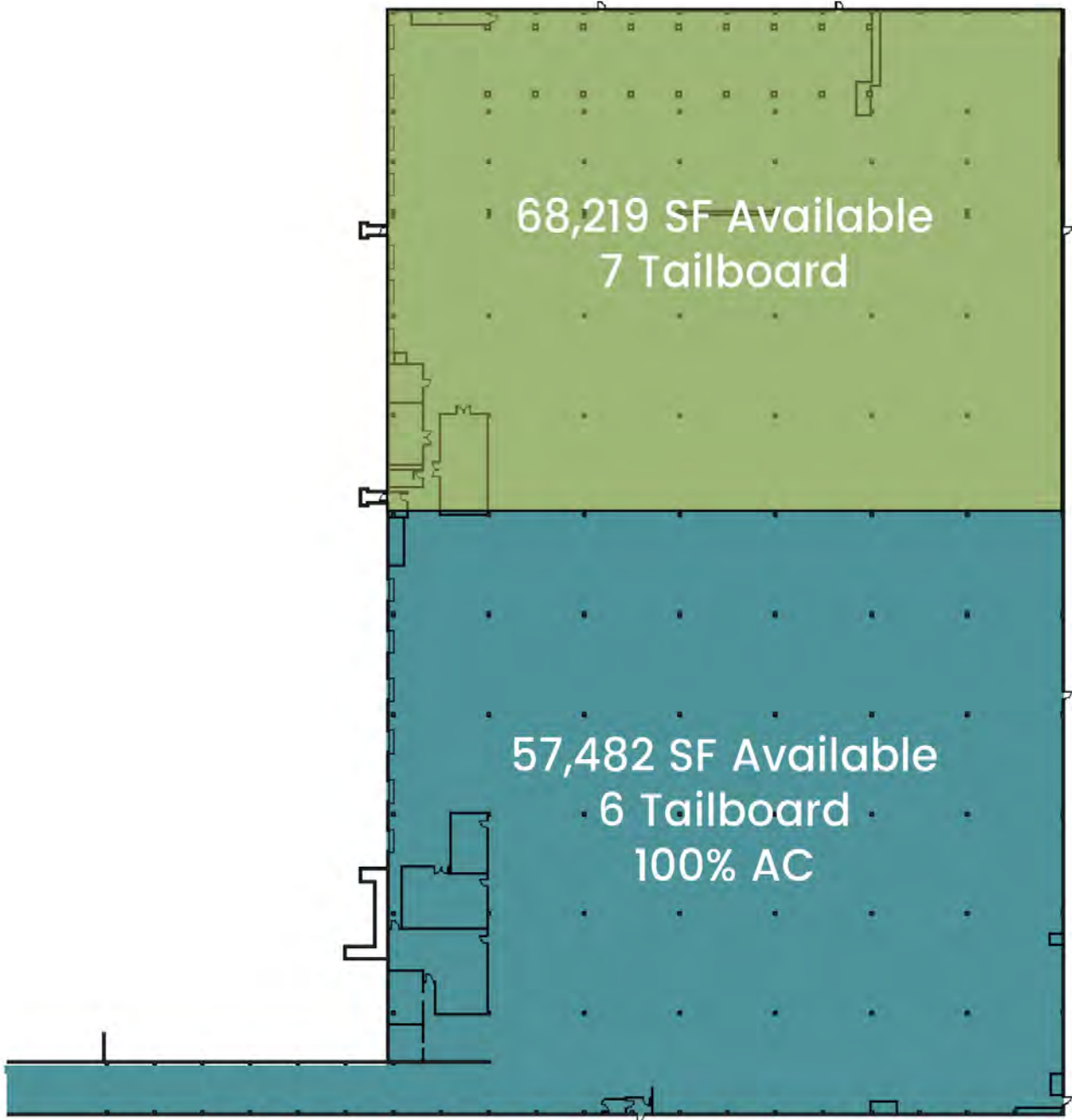
Complex Size:	692,305 SF
Available Space:	125,721 SF: subdivides to 68,219 SF and 57,482 SF.
Office:	(9,494 SF second floor office is also available)
Land Area:	95 Acres
Zoning:	Industrial
Parking:	On-site for 1,593 cars
Loading:	57,482 SF Space - 6 Tailboard 68,219 SF Space - 7 Tailboard
Ceiling Height:	26' Clear
Power:	4,000 amps

Utilities:	All utilities including sewer
Heat:	Central boiler room with gas/oil fired hot water system feeding individual multi-zoned air handlers
A/C:	57,482 SF section is fully air conditioned
Sprinklers:	100% Wet System
Construction:	Masonry with insulated metal panels
Lighting:	LED
Rental Rate:	Market

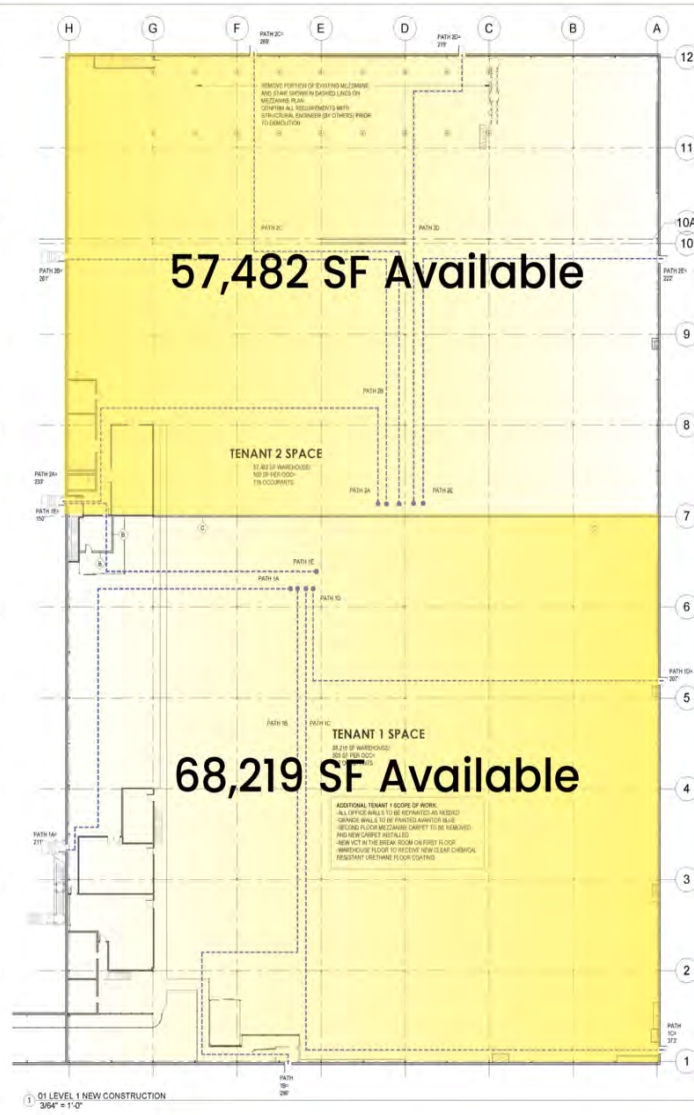
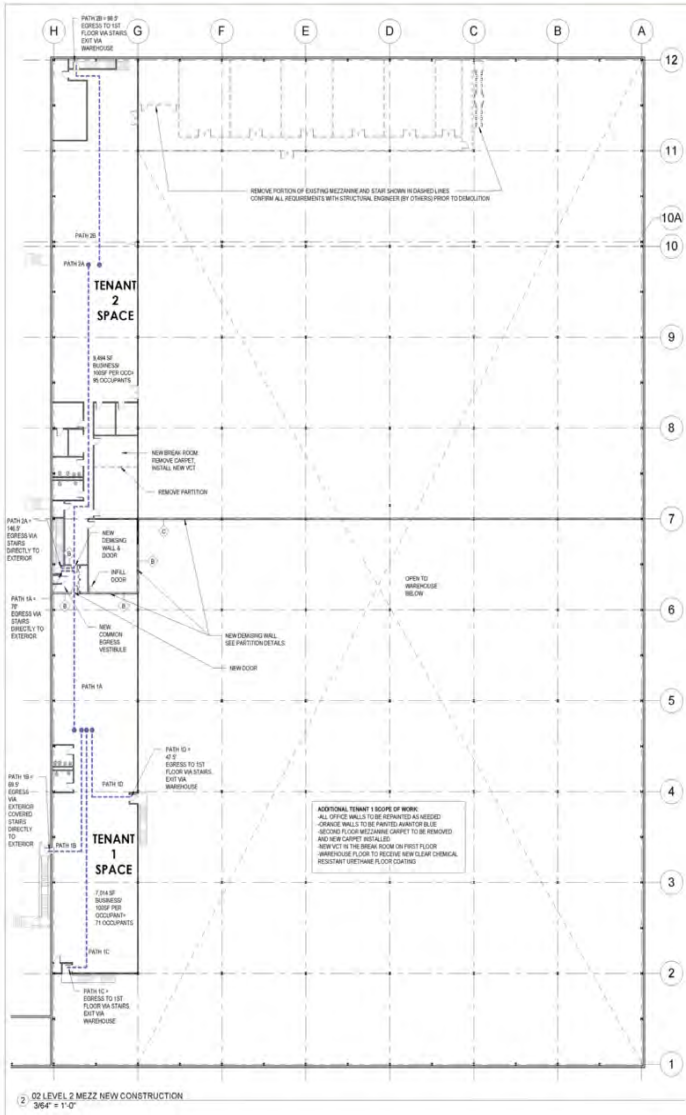




BUILDING PLAN



BUILDING PLAN



Buxford, MA 01521
817.955.4322
www.ebbrelldesign.com

No.	Description	Date

100 SIMPLEX DEMISING

100 Simplex Drive
Westminster, MA



DEMOLITION/ CONSTRUCTION PLAN

Project Number: #
Date: June 8, 2021
Scale: 3/64" = 1'-0"

A1.0

1806201-102514-00



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