



100 SIMPLEX DRIVE

WESTMINSTER, MA

142,793 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

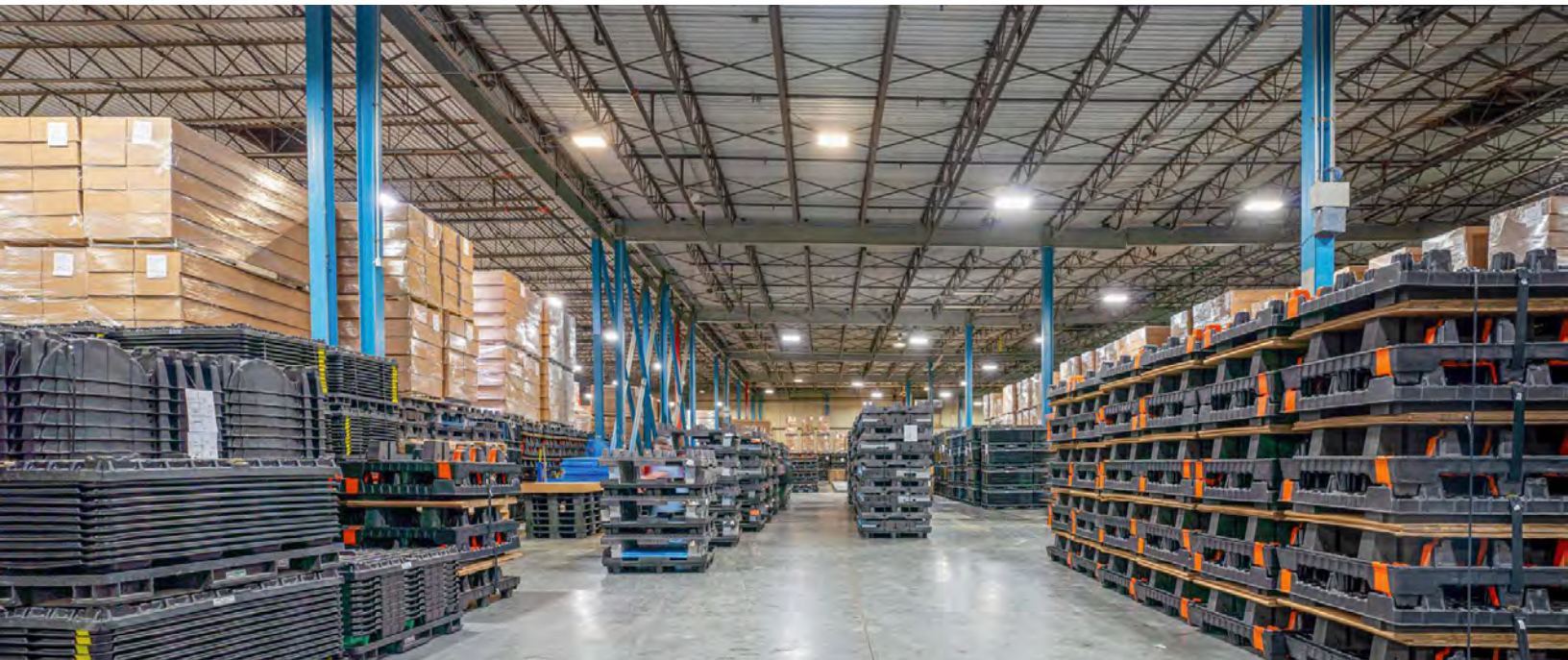
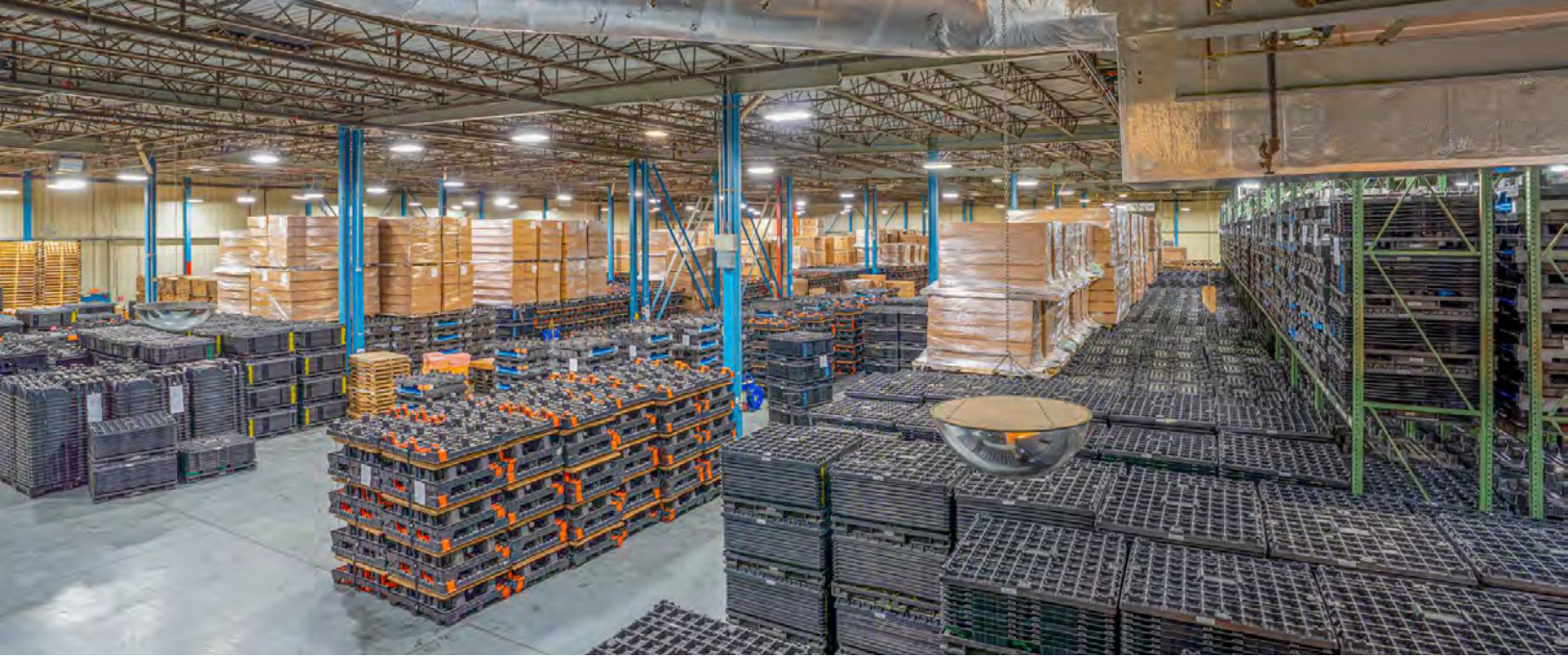
DEMOGRAPHICS	25 MILES	50 MILES	100 MILES
Total Households	334,442	2,321,008	5,366,856
Total Population	818,441	5,705,218	12,402,038
Average HH Income	\$97,383	\$109,986	\$97,238

SPECIFICATIONS

Complex Size:	692,305 SF
Available Space:	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
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 277/480V 3 phase

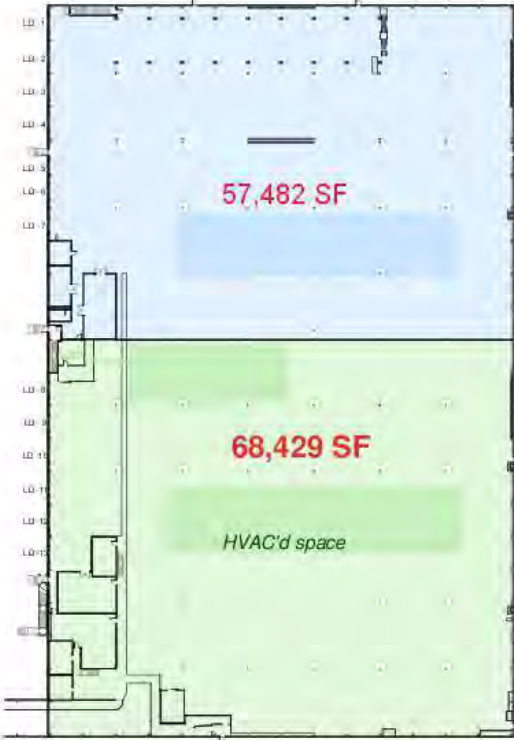
Utilities:	All utilities including sewer
Heat:	Central boiler room with gas/oil fired hot water system feeding individual multi-zoned air handlers
A/C:	HVAC'd space: 75,817 SF: 68,429 SF (warehouse) + 7,388 SF (office) Non HVAC'd space: 66,976 SF: 57,482 SF (warehouse) + 9,494 SF (office)
Sprinklers:	100% Wet System
Construction:	Masonry with insulated metal panels
Lighting:	LED
Rental Rate:	Market



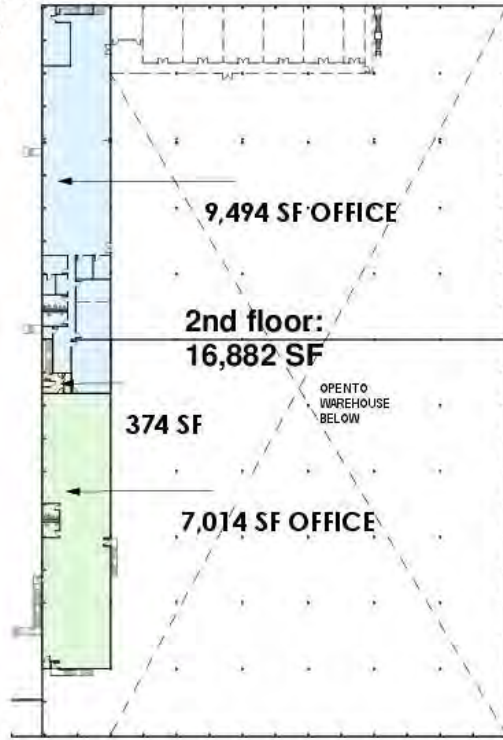


TOTAL SF = 142,793

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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