

100 SIMPLEX DRIVE

WESTMINSTER, MA



203,000 SF

WORLD-CLASS 18' CLEAR
MANUFACTURING/DISTRIBUTION
SPACE (BUILDING A)



- PROMINENT ROUTE 2 VISIBILITY
- INSTITUTIONAL QUALITY ASSET ENSCONCED ON A 95 ACRE PRISTINE CAMPUS
- SUBDIVIDABLE
- 18' CLEAR HEIGHT
- HEAVY POWER
- NEW "VANILLA BOX" FLEX SPACE

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

203,000 SF WORLD-CLASS 18' CLEAR MANUFACTURING/DISTRIBUTION SPACE FOR LEASE

PROPERTY SPECIFICATIONS

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TOTAL SPACE	692,305 SF
AVAILABLE SF	203,000 SF
ZONING	INDUSTRIAL
PARKING	ON-SITE FOR 1,593 CARS
LOADING	EIGHT (8) NEW 9'X9' TAILBOARD DOCKS WITH LEVELERS AND DOCK SEALS
SUBDIVIDABLE	THE SPACE WILL SUBDIVIDE TO 70,000 SF
LAND AREA	95 ACRES
CEILING HEIGHT	18' CLEAR
FULLY RENOVATED:	SPACE HAS NEW LED LIGHTS, HVAC , LOADING DOCKS AND HAS BEEN FRESHLY PAINTED

POWER	17,400 AMPS; 13,800 V; 3 P/4W; EACH CORE HAS 4,000 AMPS
UTILITIES	ALL UTILITIES
HEAT	CENTRAL BOILER ROOM WITH GAS AND OIL FIRED HOT WATER SYSTEM FEEDING INDIVIDUAL MULTI-ZONED AIR HANDLERS
SPRINKLERS	100% WET SYSTEM
CONSTRUCTION	MASONRY WITH INSULATED METAL PANELS
COLUMN SPACING	30' x 40'
FLOOR COVERINGS	OFFICE - CARPET; WAREHOUSE - SEALED CONCRETE; MANUFACTURING-VINYL TILE/SEALED CONCRETE
LIGHTING	LANDLORD WILL IN INSTALL NEW LED LIGHTING IN THE 203,000 SF SPACE



PROPERTY HISTORY

Route 2 Commerce Park, a single-story office/manufacturing/distribution facility, was built by Digital Equipment Corporation in phases between 1975 and 1980. The property was purchased by Simplex Time Recorder, Inc. in 1992 and fully renovated and upgraded for the manufacturing of their Security and Fire Protection products.

CAMPUS LOCATION

Route 2 Commerce Park is strategically situated in Westminster at the intersection of Route 2 and Route 40, just 18 miles from I-495, 24 miles from Worcester and 53 miles from Boston—providing direct access to key New England markets and a highly skilled and educated workforce. The property offers dramatic frontage on Route 2, easy accessibility and clear highway visibility.

FLEXIBLE LAYOUT AND PARKING

The 685,000 square foot complex maintains the amenities and prestigious facade that is expected from a world-class headquarters building. The site provides 1,593 parking spaces and is subdividable to accommodate users as small as 65,000 s.f.

ROBUST INFRASTRUCTURE & HIGH-TECH SYSTEMS

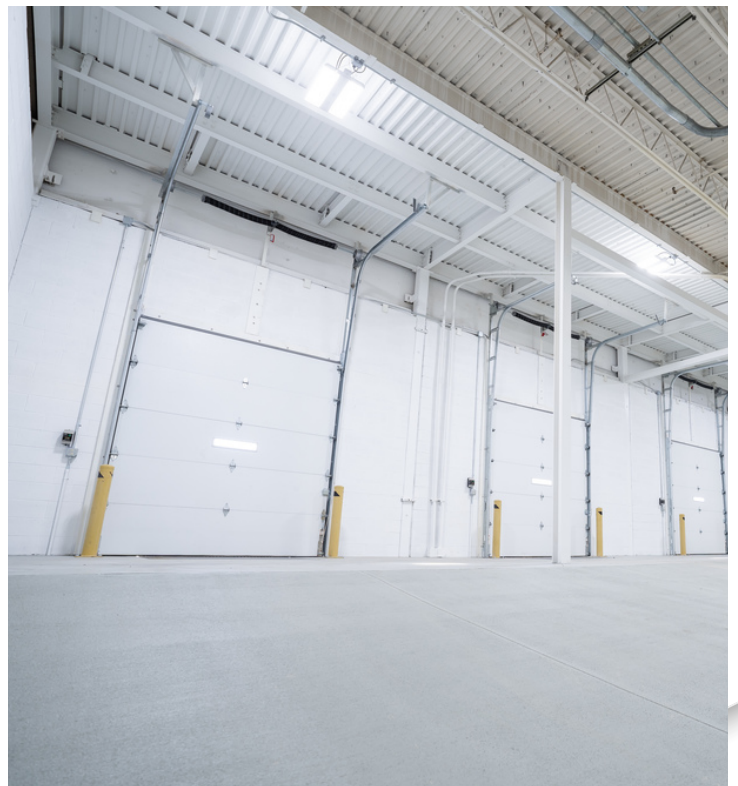
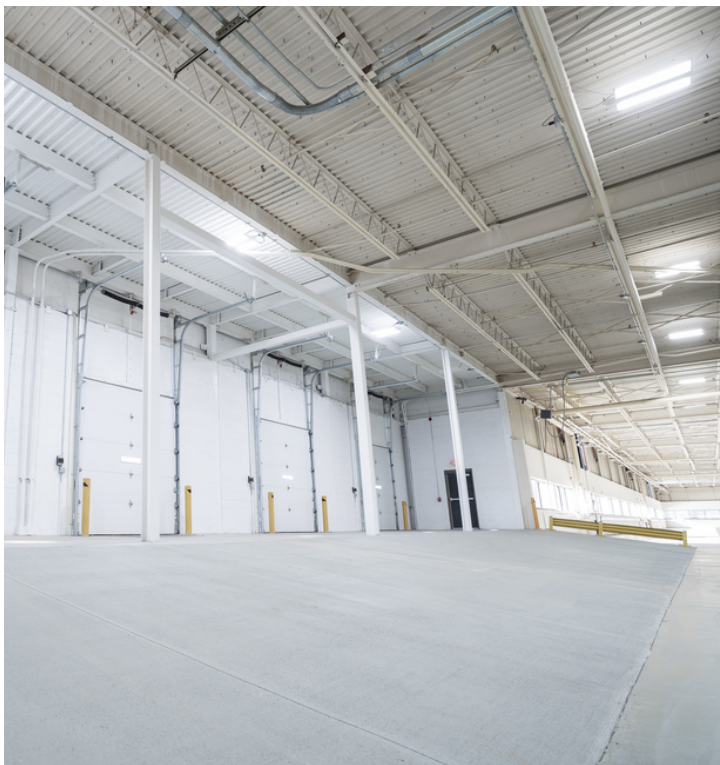
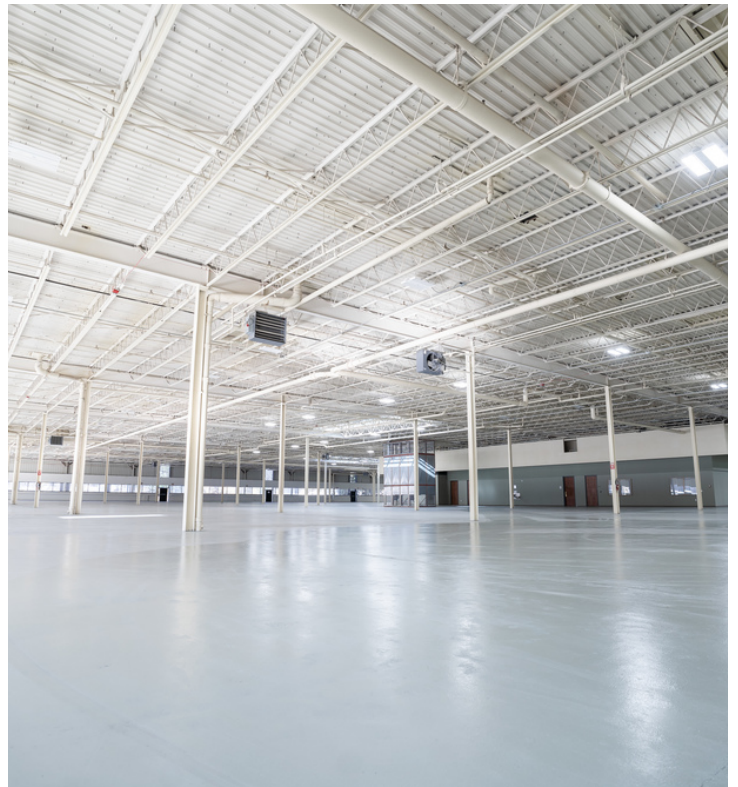
The facility provides users with heavy power—17,500 amps, 13,800 volts, 3-phase power (with 4,000 amps / 480 volts / 3 phase per core) and two back-up generators (450KW and 175KW). The site is serviced by municipal water and sewer. The building is equipped with state-of-the-art telecommunications (T1 lines), a raised-floor data center and a modern security system with surveillance cameras.



UNIQUE CORPORATE AMENITIES

Route 2 Commerce Park offers a prestigious image and an array of unique benefits for companies looking to establish corporate headquarters at the campus. Building amenities include a distinguished facade, formal entry, full-service cafeteria, impressive conference rooms, abundant parking and more. Landmark campus amenities include a lush, wooded setting on 95 acres, with ponds, recreation paths and picnic areas.

ADDITIONAL PHOTOS



FLOOR PLANS



LOCATION MAPS



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