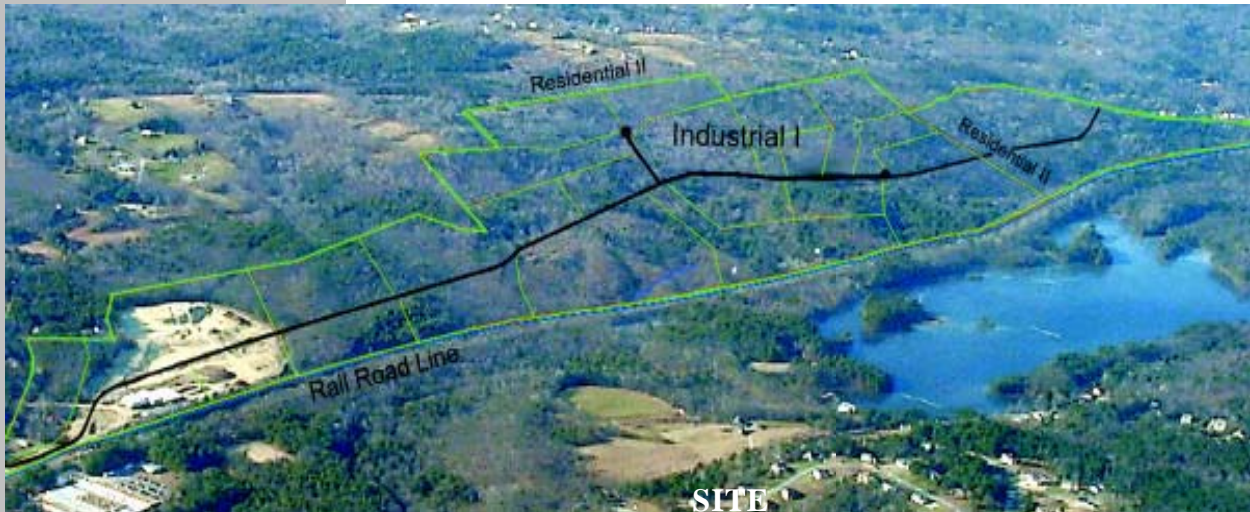


**Industrial Sites
Land Available
250 Acres**

***Westminster Business Park
Westminster, MA***



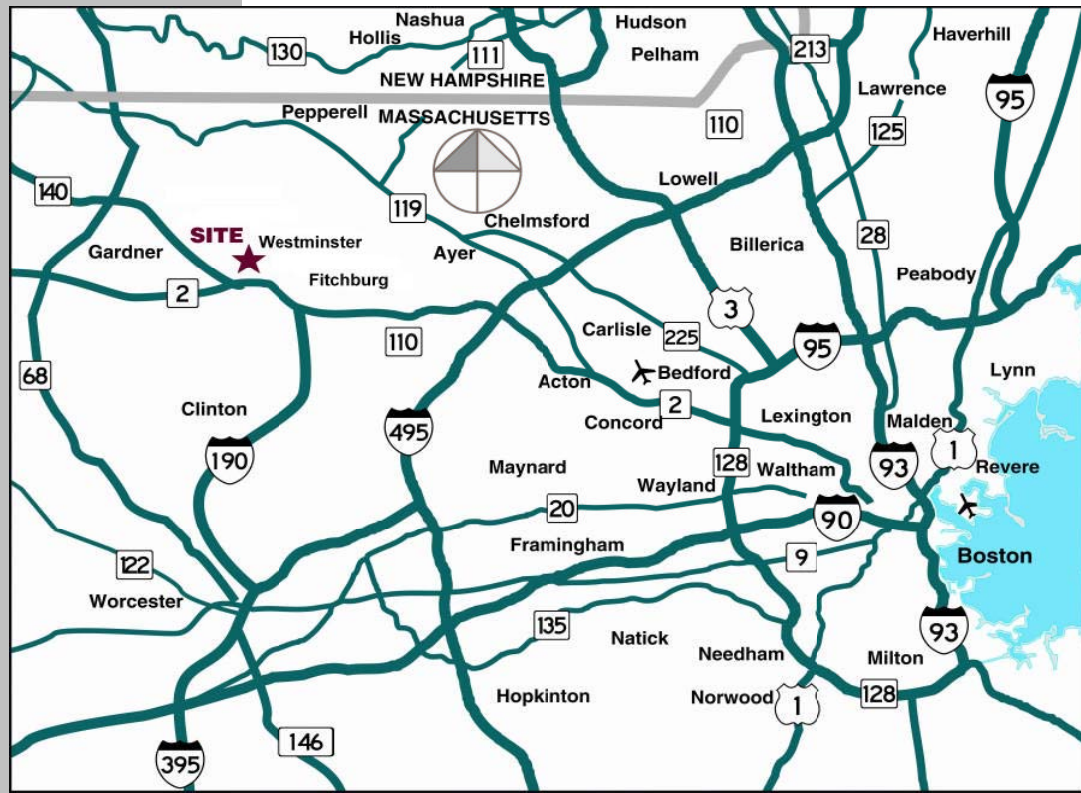
Land Information:

Total Land:	311 acres
Residential:	60 acres: 25 lots
Industrial Permitted:	60 acres (360,000 s.f. +/- permitted to build)
Indust. Permitting in process:	190 acres - MEPA approved; 1.250M s.f. of additional industrial space)
Commercial:	1 acre lot at intersection
Rail:	7,000 ft rail frontage; B&M Rail spur can be added 2,000 feet completed to cul-de-sac with utilities; fulfills all state requirements.
Road:	
Utilities:	Sewer, Water, Gas, Electric, Fiber Optics Telcom
Location:	<ul style="list-style-type: none">• 8 miles to I-190• 6 miles West of Fitchburg• 8/10 mile from Rt.2 direct to site; Exit 27 Depot Rd.• 198 miles from of NYC• 24 miles NW of Worcester
Other:	<ul style="list-style-type: none">• Property is located in an economic target area and Tax Incremental Financing (T.I.F.'s) and other benefits are available through the state.• Will sell any size individual lots• Will Build-to-Suit

**Contact Westminster Business Park LLC
c/o Core Investments, Inc.
99 Summer Street, Suite 1550
Boston, MA 02110
617-428-8000
617-428-8001 fax**

**Industrial Sites
Land Available
250 Acres**

Westminster Business Park Westminster, MA



Strategically located close to the intersection of Routes 2 and I-190, the Westminster Business Park, an outstanding, partially permitted, rail served land site with all utilities. The site can accommodate 1.6 million s.f. of industrial space.

Westminster Business Park is located along Route 2 running east to west. State Route 140 and Interstate I-190 connects the region to Worcester. The Boston-Maine Railway parallels Westminster Business Park and provides access to the network of intermodal facilities serving central and Eastern Massachusetts, New York and the Great Lakes.

*Offered by Westminster Business Park LLC
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