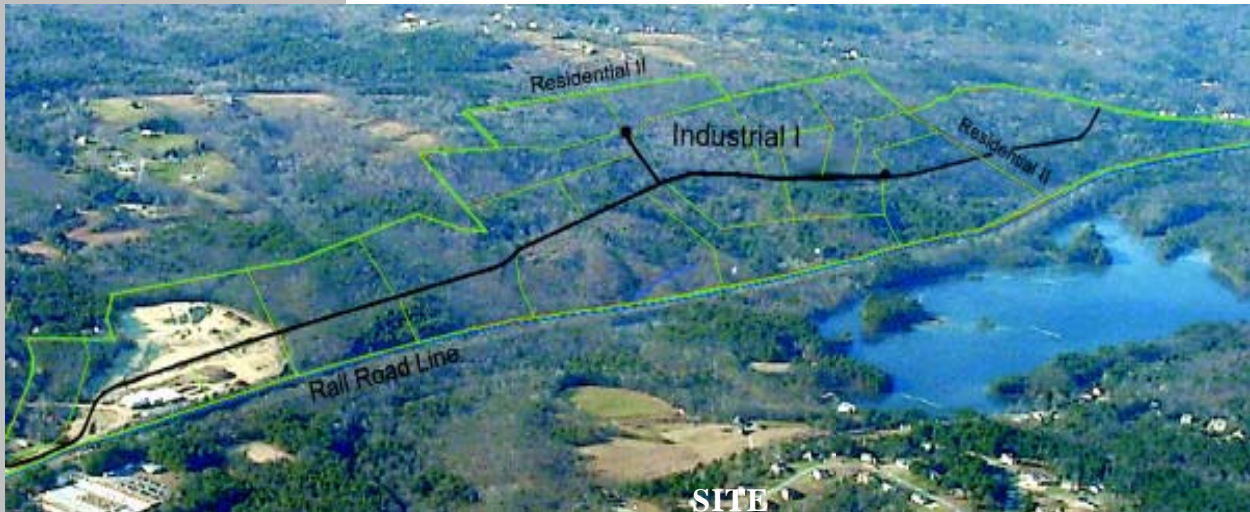


**Industrial Sites  
Land Available  
250 Acres**

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



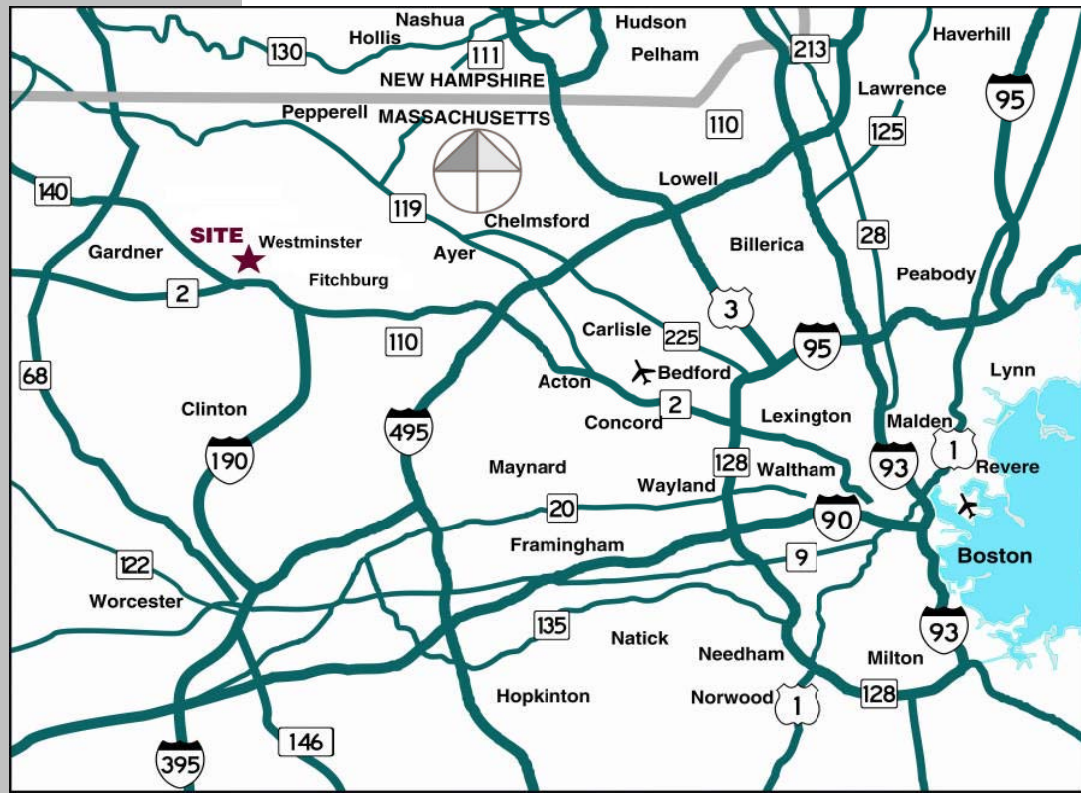
**Land Information:**

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"><li>• 8 miles to I-190</li><li>• 6 miles West of Fitchburg</li><li>• 8/10 mile from Rt.2 direct to site; Exit 27 Depot Rd.</li><li>• 198 miles from of NYC</li><li>• 24 miles NW of Worcester</li></ul>
Other:	<ul style="list-style-type: none"><li>• Property is located in an economic target area and Tax Incremental Financing (T.I.F.'s) and other benefits are available through the state.</li><li>• Will sell any size individual lots</li><li>• Will Build-to-Suit</li></ul>

**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  
c/o Core Investments, Inc.  
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Boston, MA 02110  
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