
50

TECHNOLOGY DRIVE
WESTMINSTER, MA



**162,020 SF SUBURBAN BOSTON
VALUE-ADD OPPORTUNITY ON
50.64 ACRES OF INDUSTRIAL LAND**

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

INVESTMENT OVERVIEW

As exclusive listing agent, CBRE Boston Capital Markets (“CBRE”) is pleased to offer for sale 50 Technology Drive, a 162,020 SF office building located in Westminster, Massachusetts (“the Property”). Presently vacant, the Property was originally constructed in 2000 as a build-to-suit for SimplexGrinnell’s corporate headquarters, and features high-quality finishes, a training center, state of the art mechanical systems, is fully wired for voice and data communications and has a full-service cafeteria. In addition, the site has excess parking of 3.41 / 1,000 SF and offers expansion capabilities with allowable

uses including office, medical, wholesale storage (outdoor storage and truck terminal with special permit), institutional, and research & development.

Located at the intersection of Route 2 and Route 140, the Property offers prominent visibility and signage opportunities for corporate branding/headquarters as well as direct access to all of greater Boston’s major highway systems and population centers.

50 Technology Drive is being offered free and clear of existing debt.



INVESTMENT HIGHLIGHTS



**VALUE-ADD
OPPORTUNITY**



**PROMINENT VISIBILITY
& SIGNAGE FOR
CORPORATE
BRANDING/HQ**



**EXCELLENT HIGHWAY
ACCESSIBILITY**



**ABUNDANCE OF PARKING
(3.41 / 1,000 SF)**



**TOP-TIER BUILDING
SPECIFICATIONS**



**EXPANSION
CAPABILITIES ON-SITE**



PROPERTY SPECIFICATIONS

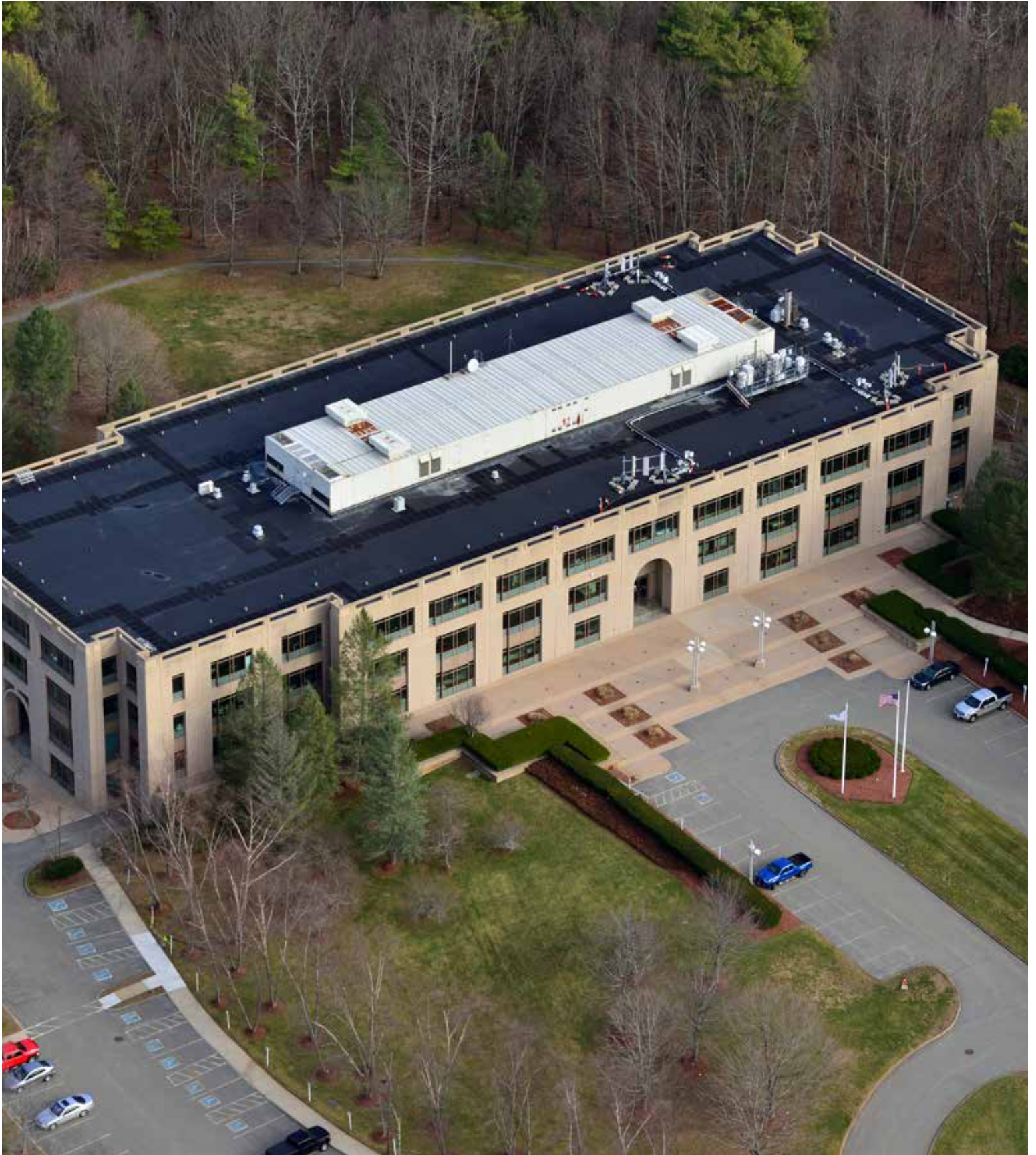
Property Address	50 Technology Drive, Westminster, Worcester County, MA
Assessor's ID:	Map 88, Lot 1, Block 1
Land Area	50.64 acres

DESCRIPTION OF IMPROVEMENTS

Type of Improvements:	Office
Gross Building Area:	162,020 square feet
Number of Stories:	Three
Number of Buildings:	One
Year of Construction:	2000
Elevators:	Three (3) passenger elevators

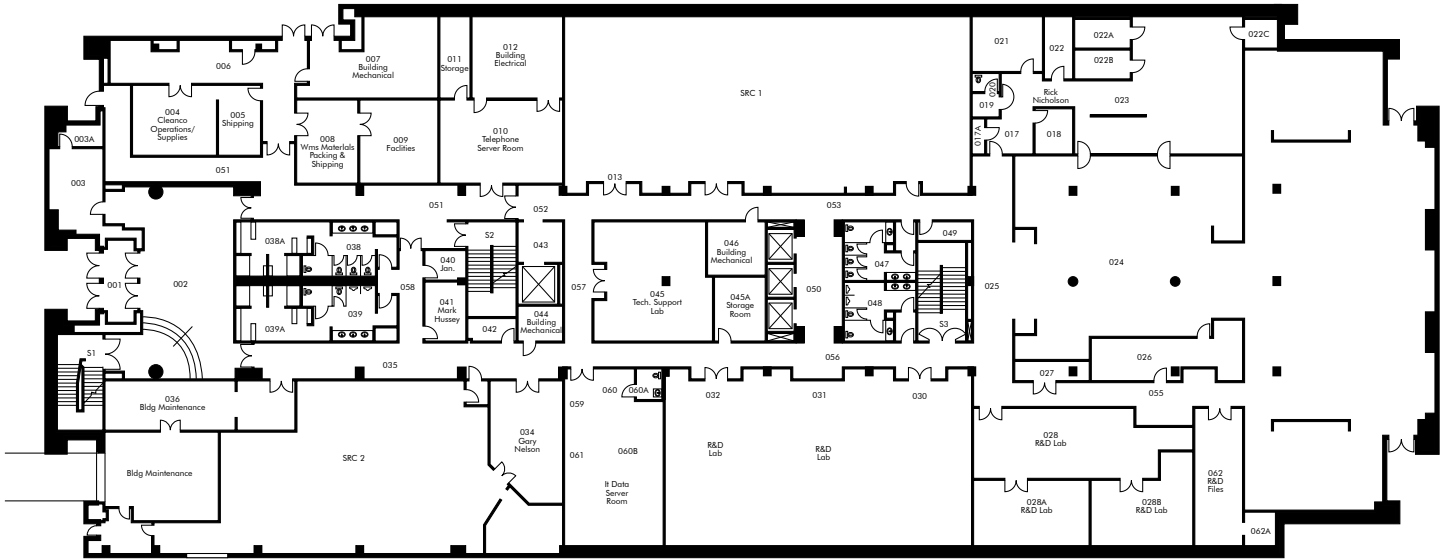
CONSTRUCTION COMPONENTS

Foundation:	Concrete foundation
Structural System:	Steel Frame
Roof:	Metal sheathing roof structure and a rubber membrane covering
Facade:	Masonry
Interior Walls:	Frame and painted gypsum board in office areas
Floor Finish:	Carpet vinyl and ceramic tile coverings
Ceilings & Lighting:	Suspended acoustical ceiling systems with recessed lighting and fluorescent lighting
Heating & Air Conditioning:	Roof-mounted, gas-fired package HVAC units
Lavatories:	Adequate facilities serving the entire building
Fire Safety:	The building has automatic fire sprinkler system
Site Improvements:	The improvements include paved parking, landscaping, fencing, exterior lighting, signage and loading areas
Zoning:	Industrial II with Celltower Overlay District
Allowed Uses:	Office, Medical, Wholesale Storage (outdoor storage and truck terminal with special permit), Institutional, Research & Development
Land Space Requirements:	Minimum Lot Size: 40,000 SF Minimum Frontage: 100 LF Maximum Height: 50 feet Maximum Lot Coverage: 65%

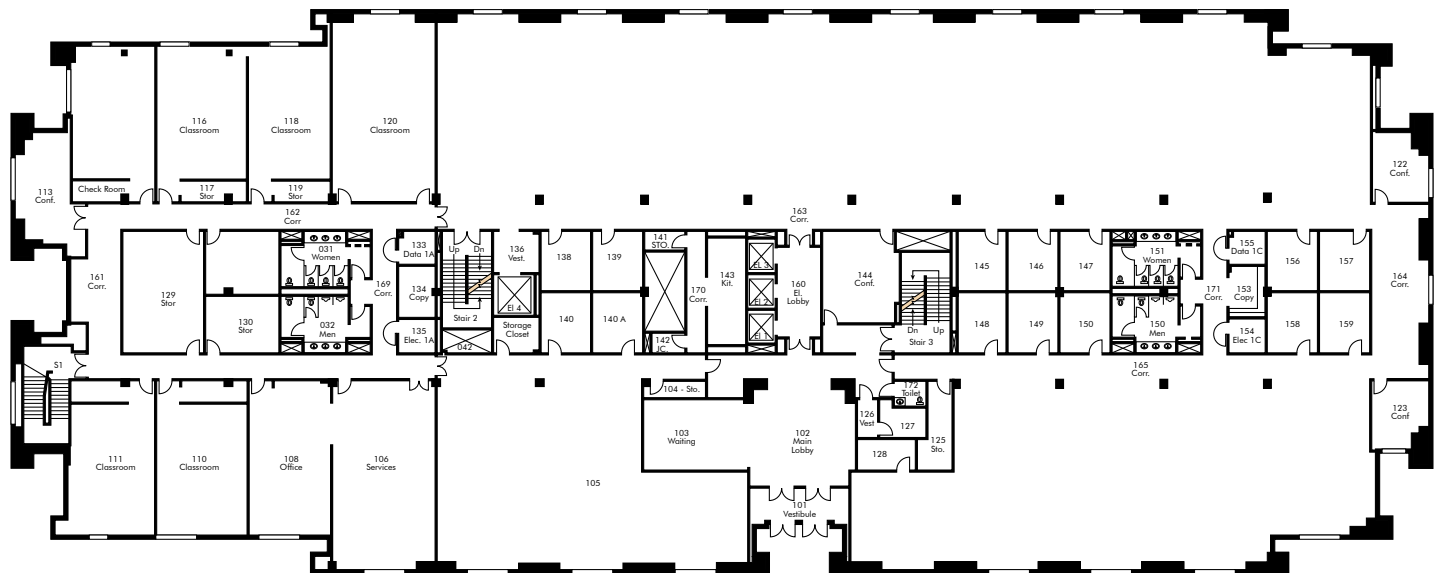


FLOOR PLANS

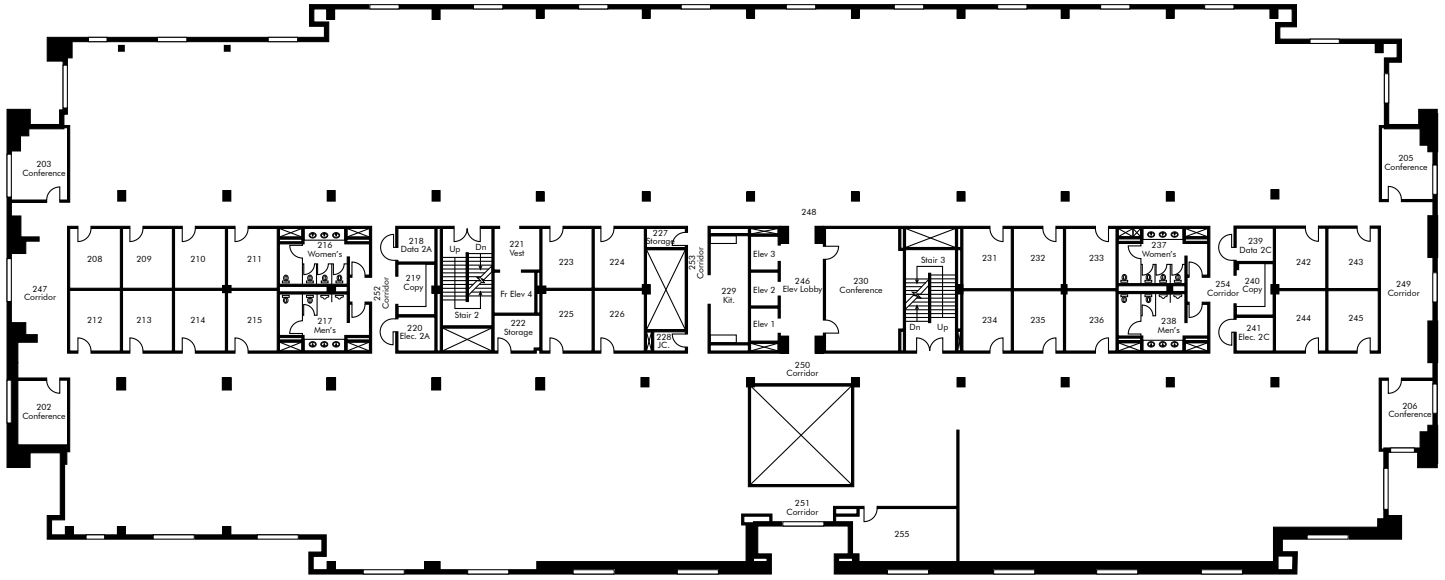
GROUND FLOOR PLAN



FIRST FLOOR PLAN



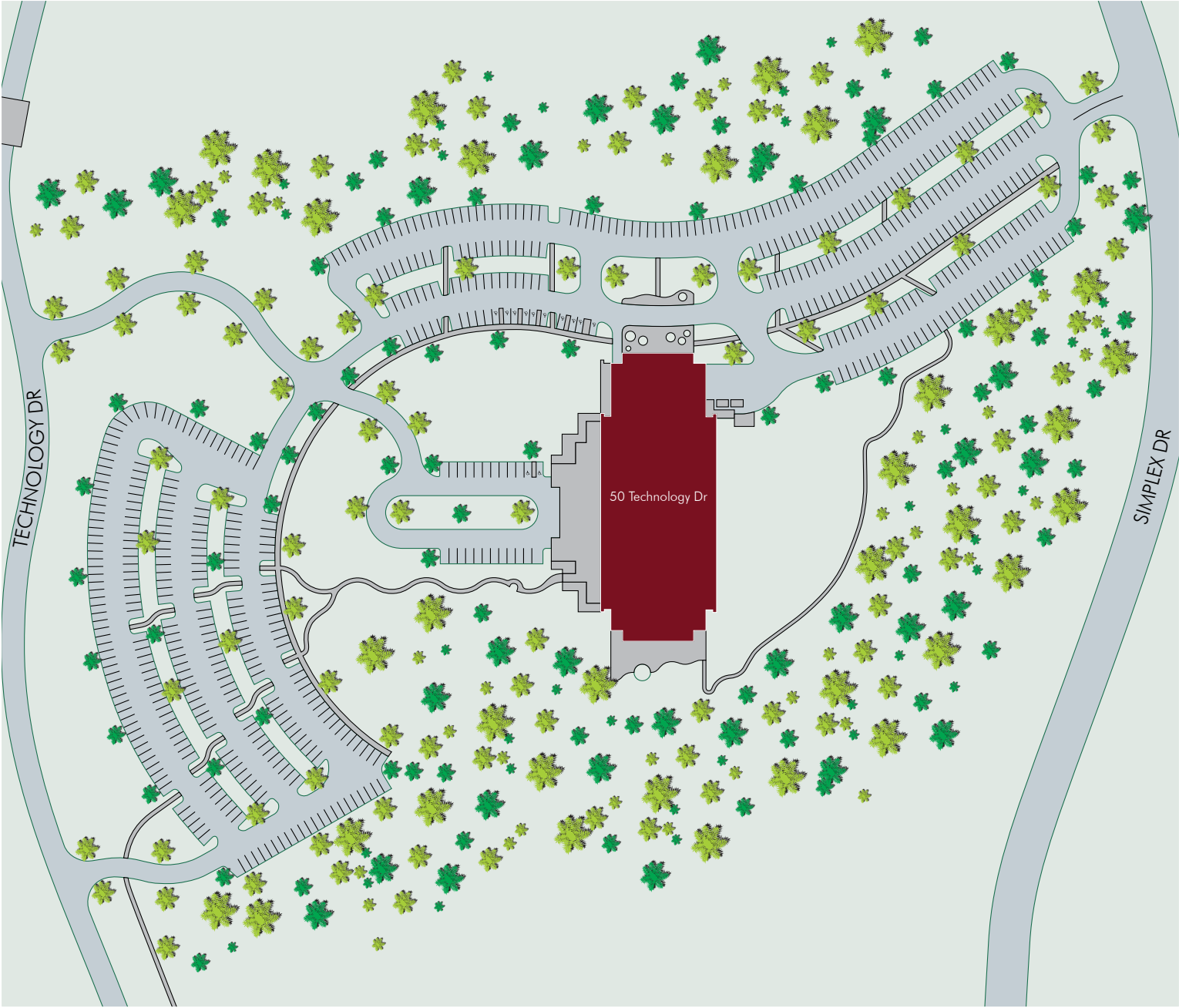
SECOND FLOOR PLAN

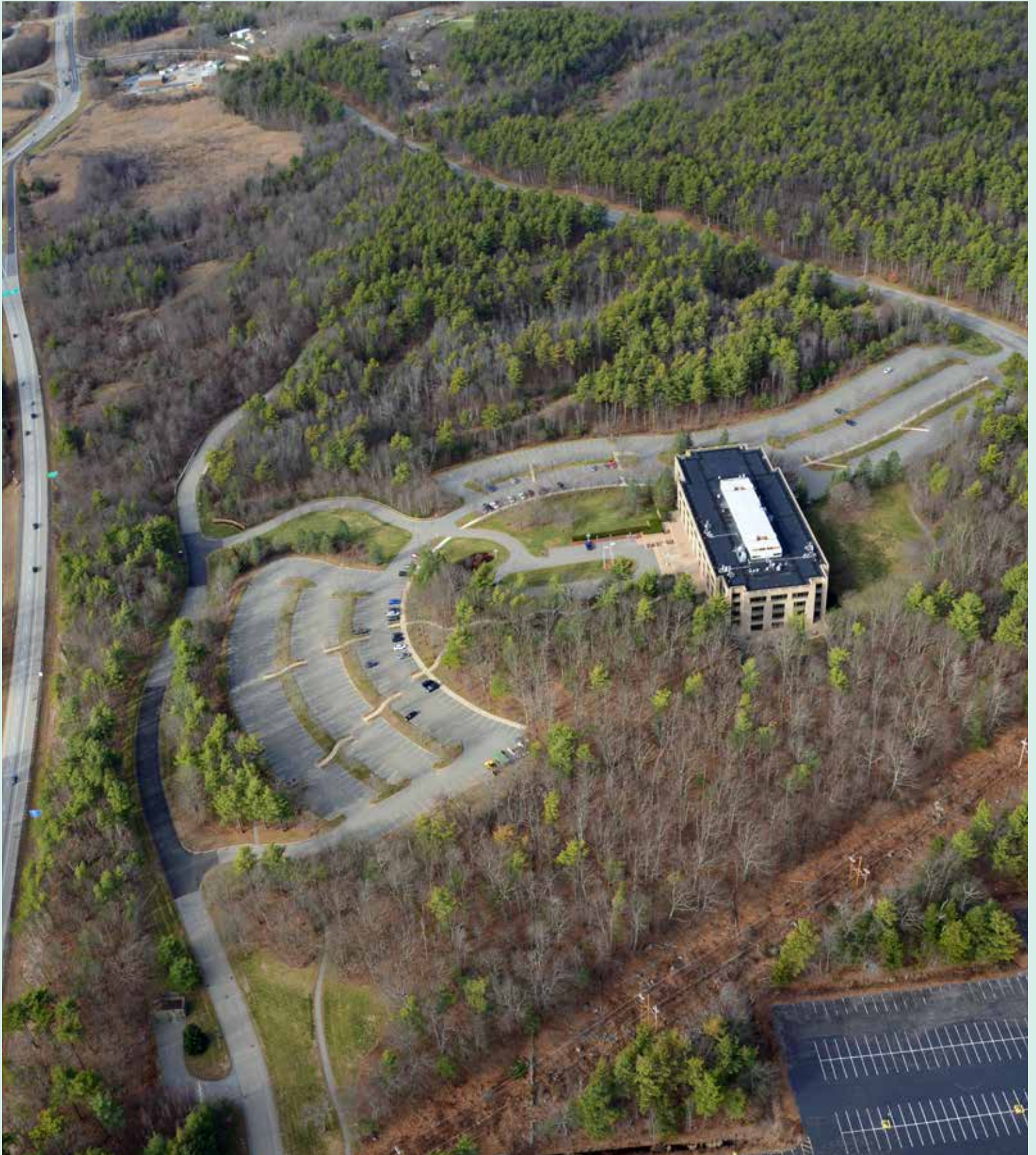


THIRD FLOOR PLAN



SITE PLAN





DISCLAIMER



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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