CONFIDENTIAL OFFERING MEMORANDUM

CBRE

175 Pioneer Drive

Leominster
Massachusetts

231,000 SF
MISSION-CRITICAL
INDUSTRIAL/
MANUFACTURING
BUILDING

Long-Term, Single-Tenant
Net Lease through
February 2037

Investment Overview

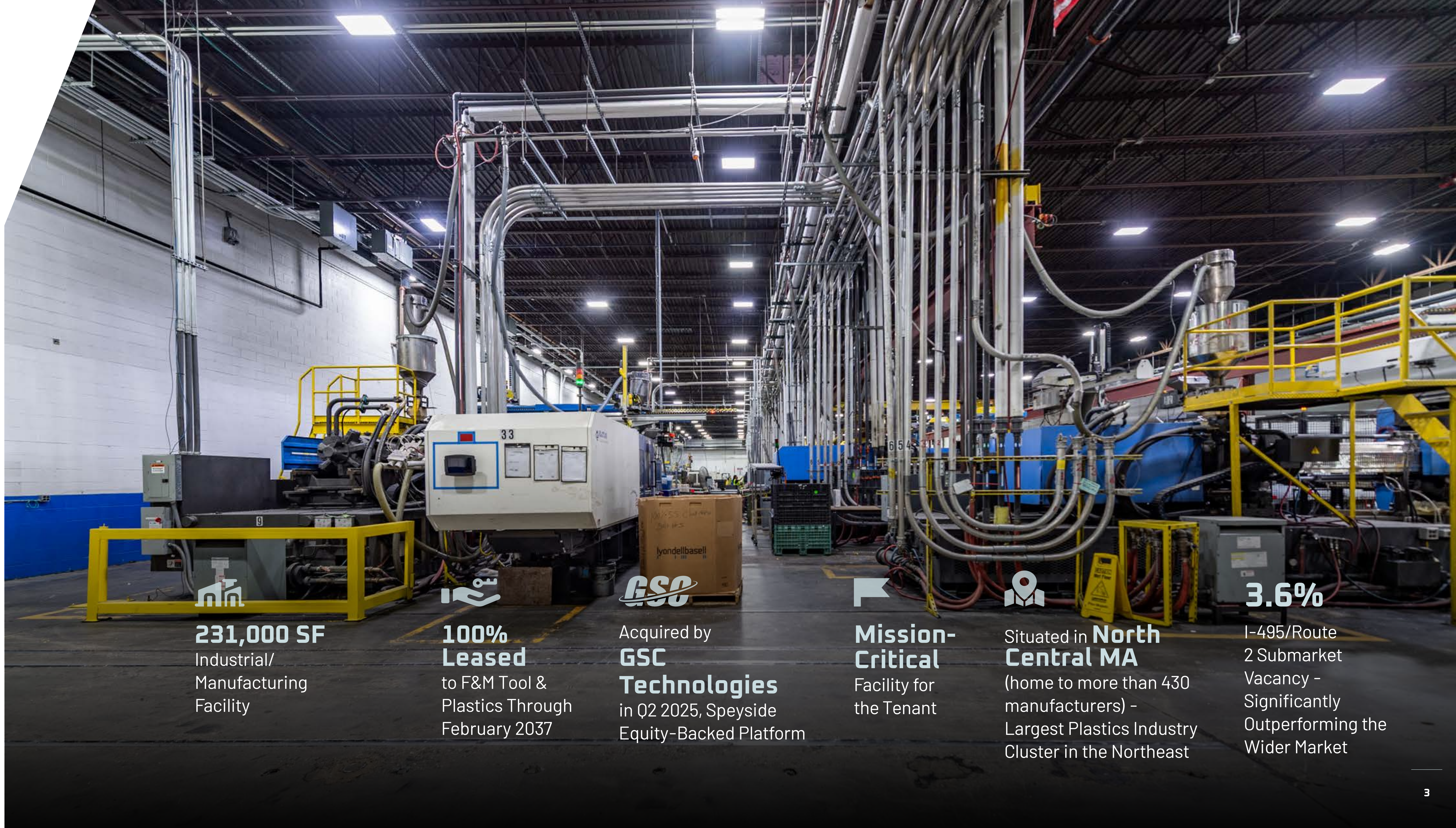
As exclusive listing agent, CBRE Boston Capital Markets (“CBRE”) is pleased to offer for sale 175 Pioneer Drive (“the Property”) located in Leominster, Massachusetts.

The Property comprises a 231,000 square foot single-story industrial/manufacturing building that is 100% leased to F&M Tool & Plastics, Inc., now a platform company of GSC Technologies, Inc.—a portfolio company of Detroit-based private equity firm Speyside Equity—through February 2037.

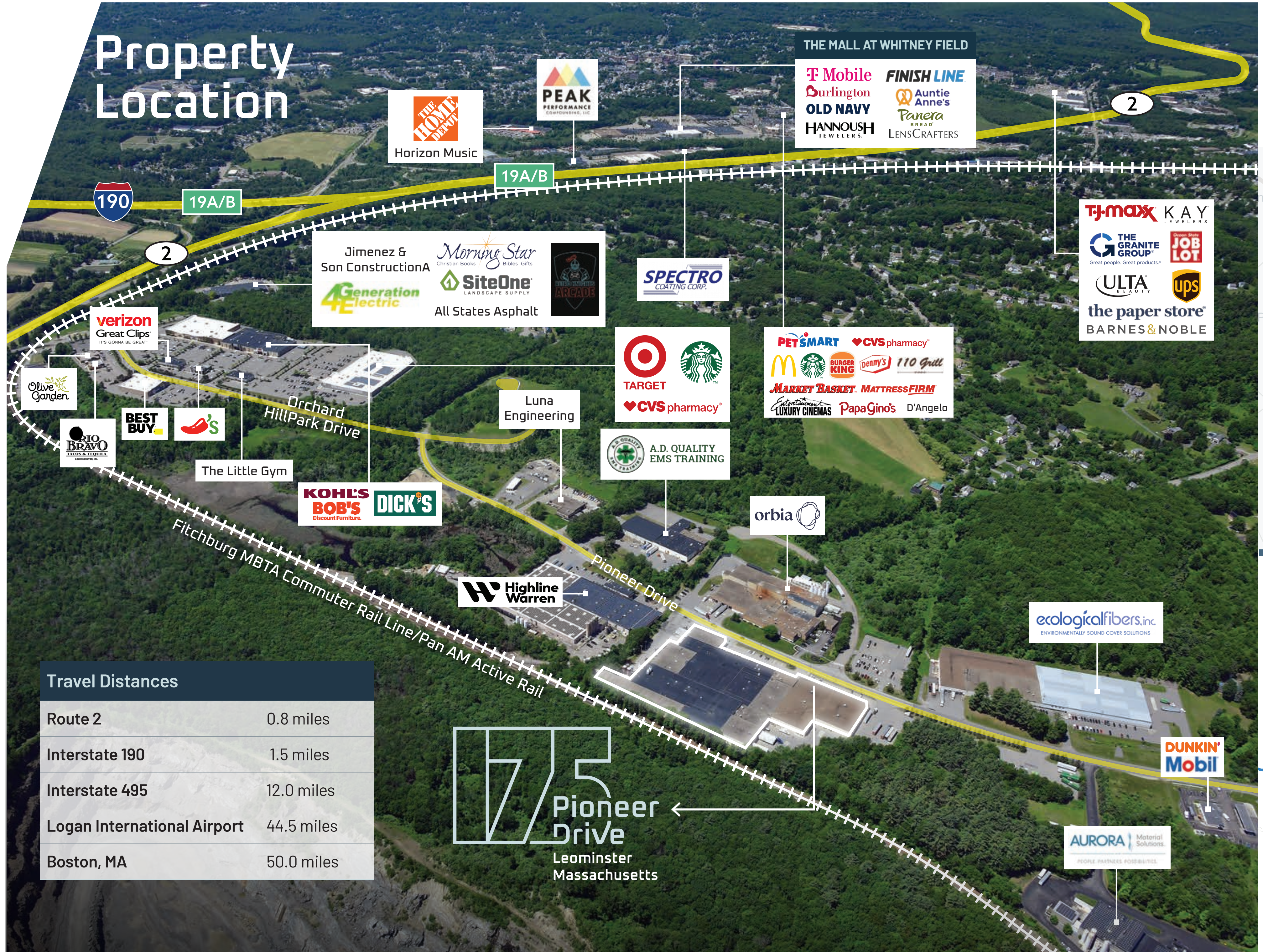
Situated in Leominster, Massachusetts—widely recognized as the “Plastic Capital of the USA”—the Property benefits from a location embedded within the most concentrated plastics and advanced manufacturing cluster in the Northeast. Leominster’s strategic position along the Route 2 corridor affords direct east-west connectivity to Metro Boston and seamless access to Interstates 190 and 90, positioning the building at the intersection of a deep regional manufacturing labor pool and a well-established logistics network. North Central Massachusetts is home to more than 430 manufacturers, representing the largest plastics industry cluster in the Northeast, underscoring the functional relevance and operational criticality of the Property to F&M Tool & Plastics.

F&M Tool & Plastics is a long-tenured occupier at 175 Pioneer Drive, having operated at this location as its primary injection molding and production headquarters since the company’s founding. The tenant’s June 2025 acquisition by GSC Technologies brings the Property into a larger, well-capitalized platform of North American consumer plastics manufacturers backed by institutional private equity, enhancing the creditworthiness and operational continuity of the tenancy. The depth of the tenant’s installed manufacturing infrastructure—large-scale injection molding equipment, production tooling, and warehousing operations—creates a high cost-of-relocation that underpins the strength and durability of the in-place lease.

The Property is being offered “as is” without a formal asking price and free and clear of existing debt. Once qualified investors have had an opportunity to thoroughly review the Offering Memorandum, CBRE will schedule a “call for offers”.



Property Location

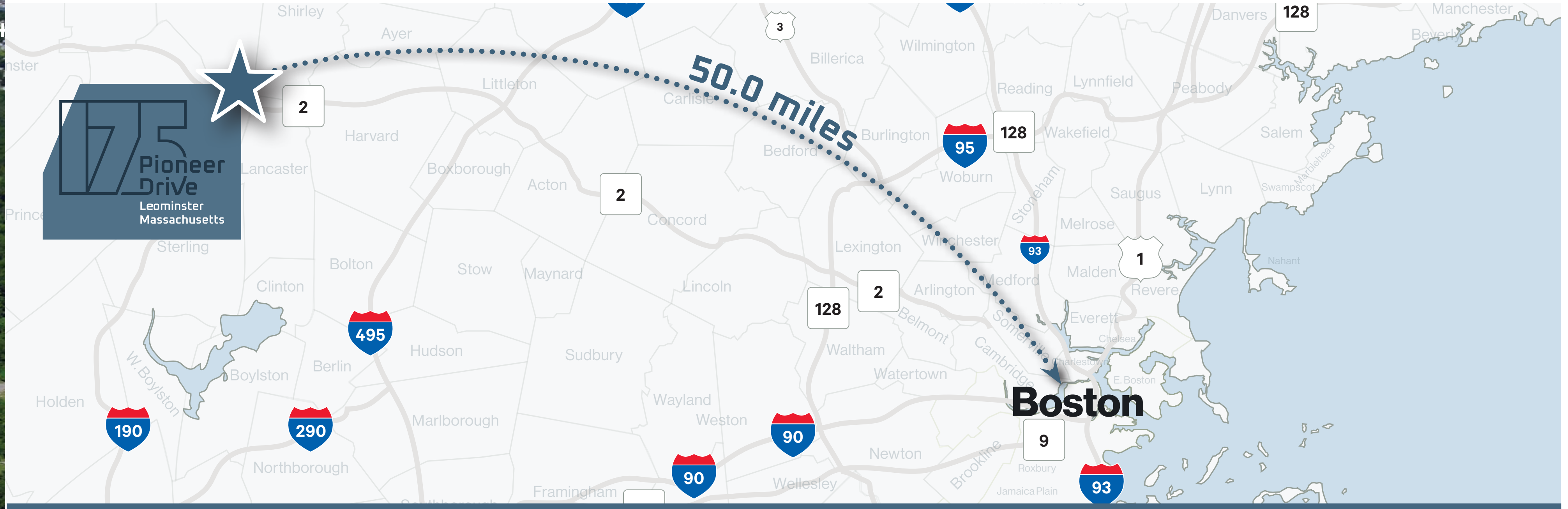


Travel Distances

Route 2	0.8 miles
Interstate 190	1.5 miles
Interstate 495	12.0 miles
Logan International Airport	44.5 miles
Boston, MA	50.0 miles

Labor Market: Lowell / Lawrence & the Leominster Connection

175 Pioneer Drive sits at the intersection of Leominster's generational plastics manufacturing identity and the I-495 corridor's access to one of the densest, most cost-effective manufacturing labor pools in New England. A tenant here isn't just getting a building — they're getting a 200,000+ person commute shed of Gateway City workers accustomed to production environments, at wages well below the Greater Boston average, with a direct highway spine connecting them to the facility.



CSX Intermodal Map

CSX operates over 40 intermodal terminals across the eastern United States, facilitating efficient rail-to-truck freight transfer and supporting national supply chains.

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