

±40,725 SF Industrial / Manufacturing Facility

± 3.36 Acres | Subdividable

120 GODDARD MEMORIAL DRIVE
WORCESTER, MASSACHUSETTS 01608



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PROPERTY OVERVIEW

120 Goddard Memorial Drive presents a rare opportunity to acquire or lease a highly functional $\pm 40,725$ square foot industrial/manufacturing facility strategically positioned within the Worcester Airport Industrial Park, one of Worcester's established industrial parks. Situated on ± 3.36 acres, the property is zoned Manufacturing – Light (ML), permitting a wide range of industrial, warehouse, distribution, and production-related uses. The building is designed to accommodate both single-user occupancy and multi-tenant configurations, with two distinct areas tailored to modern industrial demand:

$\pm 12,000$ SF Clear-Span Production Area:

This section offers unobstructed floor area with no interior columns, providing exceptional flexibility for manufacturing, assembly, fabrication, specialized equipment layouts, or other production-intensive uses.

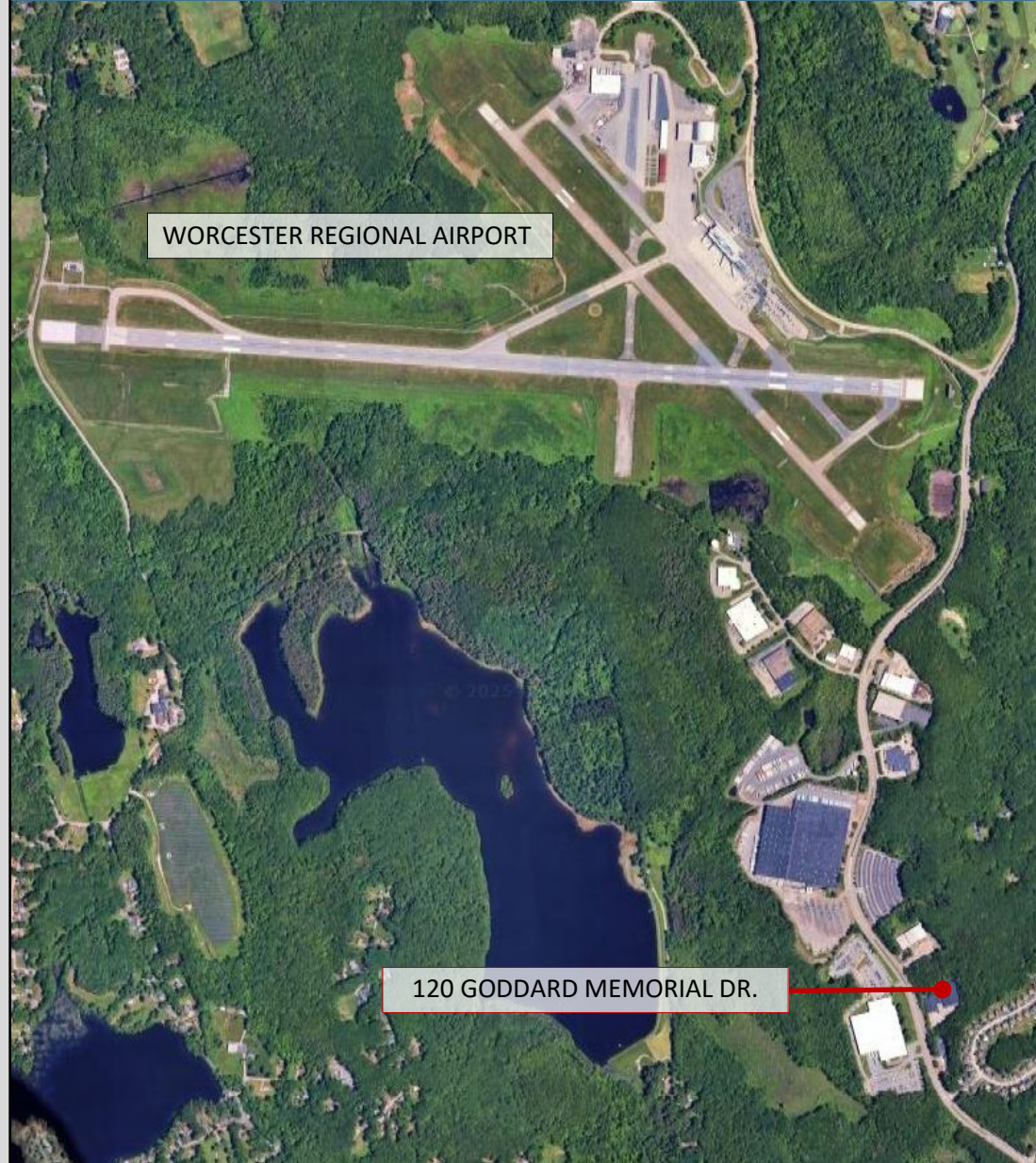
$\pm 28,000$ SF Class A High-Bay Warehouse & Office Component:

Featuring modern clear heights, efficient loading capabilities, and an integrated sales/office area, this premium warehouse space supports logistics, distribution, or hybrid sales/operations functions while maintaining Class A efficiency and functionality.

Together, these components create a versatile industrial building that can serve owner-users, investors, and tenants seeking scalable, high-quality industrial space in a supply-constrained Worcester County market.

SALE PRICE: \$5,500,000

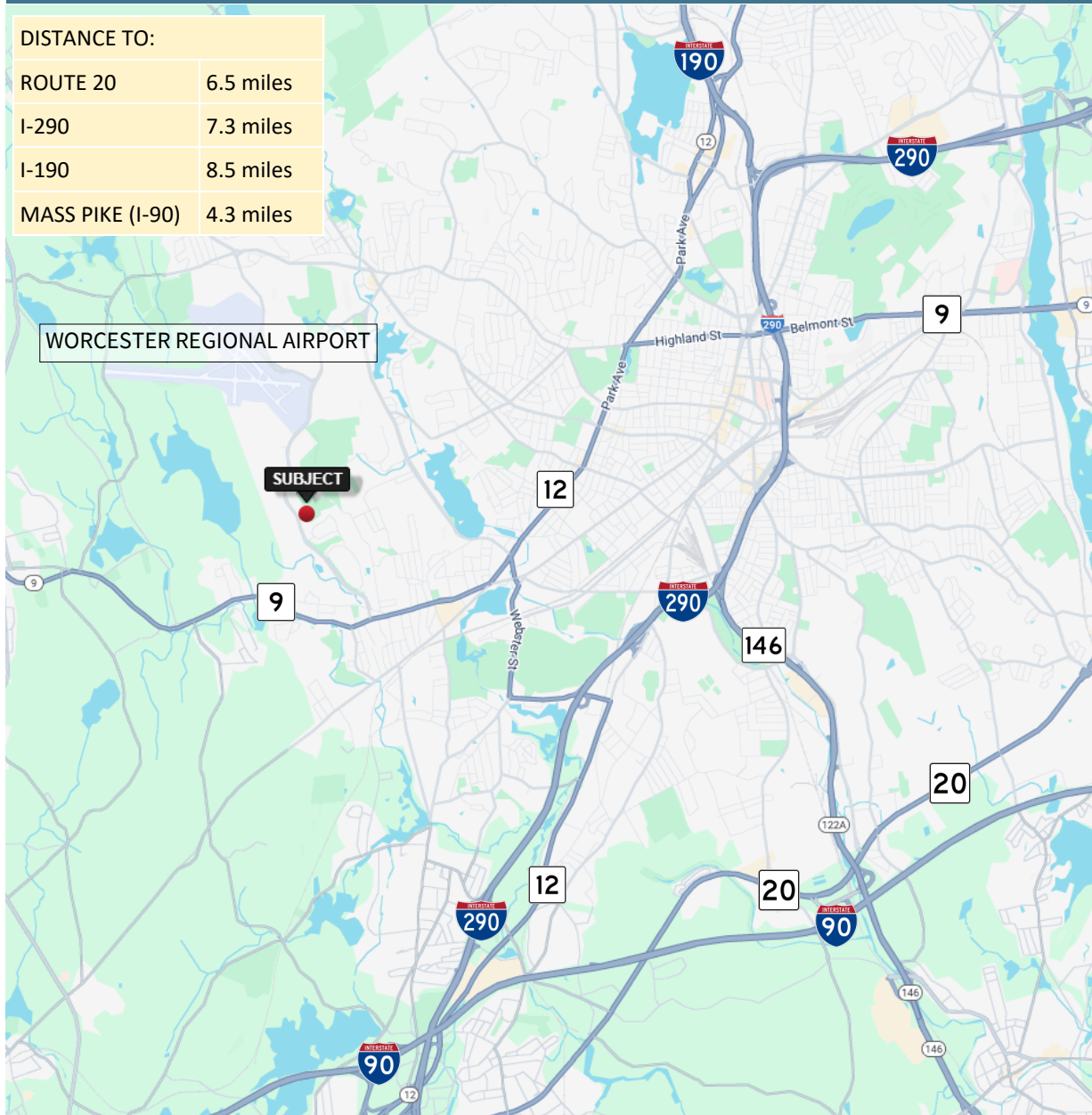
LEASE RATE: \$9.95/SF (NNN)



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LOCATION OVERVIEW

DISTANCE TO:	
ROUTE 20	6.5 miles
I-290	7.3 miles
I-190	8.5 miles
MASS PIKE (I-90)	4.3 miles



The property is located in the Worcester Airport Industrial Park, directly adjacent to Worcester Regional Airport and surrounded by a mix of manufacturing, warehouse, technology, aviation, and service-oriented businesses. This strategic location offers:



Excellent highway connectivity, with fast access to Route 20, I-290, I-190, and the Mass Pike in Auburn (I-90).



Direct proximity to regional and national logistics corridors.



A strong labor pool drawn from Worcester and surrounding Central MA communities.



An established industrial environment with stable commercial infrastructure.

The industrial park's proximity to the airport and major distribution routes enhances transportation, shipping, and supply chain efficiency for end users.



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SITE & BUILDING FEATURES

Total Building Size	±40,725 SF
Parcel Size	±3.36 Acres
Zoning	A-1 (Airport)
Subdivision Potential	Configurable in blocks of ±12,000 SF and ±28,000 SF
Construction	Industrial-grade steel/masonry
Loading	Multiple loading points (dock and/or drive-in depending on configuration)
Office Component	Integrated sales/administrative area within warehouse side
Wholesale Component	Existing wholesale/retail operation on-site
Parking	Ample on-street parking for employees, visitors, and operations
Ceiling Heights	14.5' - 23.5' high-bay warehouse section with modern clear heights
Clear Span Space	±12,000 SF column-free production area
Loading	Three (3) docks
Power:	4,000/AMP/277/480V, three-phase
Water & Sewer:	City of Worcester
HVAC	Natural gas (warehouse heat); Electric (office A/C)

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INVESTMENT & OCCUPANCY HIGHLIGHTS



Flexible Occupancy Scenarios: The property is ideally suited for single-tenant industrial users, multi-tenant leasing strategies, or an owner-user seeking room for expansion or partial lease-out.

High-Demand Industrial Market: Worcester and the broader Central Massachusetts region continue to experience strong demand for functional warehouse, manufacturing, and flex facilities, making this building attractive for long-term tenancy and value creation.

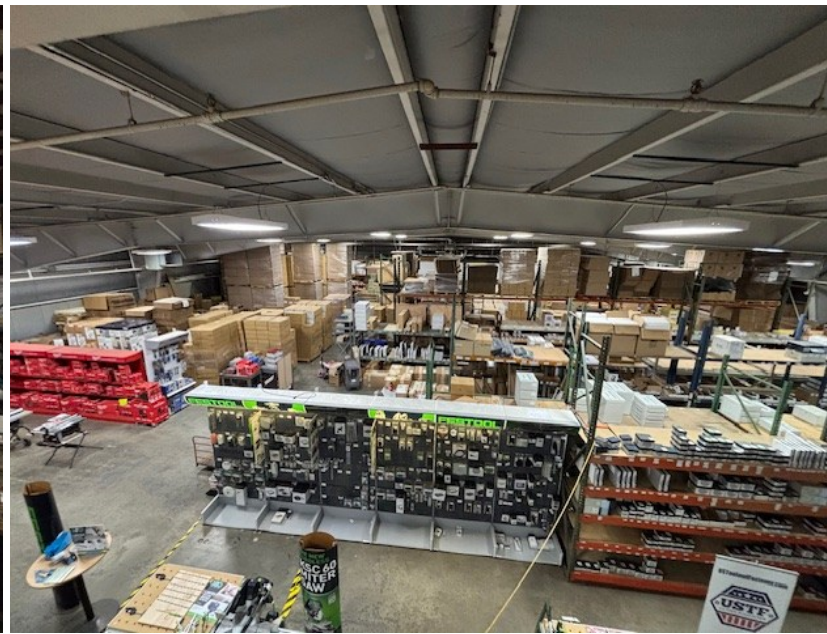
Strong Transportation Access: Immediate access to Worcester's major road networks positions the site as a regional distribution point with excellent last-mile logistics capabilities.

Value-Add & Long-Term Stability: Investors may benefit from re-tenanting, modernization, or strategic lease-up, while end users can leverage the property's adaptable layout and infrastructure to support long-term operational growth.



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PROPERTY IMAGES



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PERMITTED USES (ZONING—ML)

The Manufacturing–Light zoning district allows for a broad spectrum of industrial and commercial operations, including:

- Light manufacturing
- Assembly and fabrication
- Warehouse and distribution
- Contractor or trade operations
- Research & development
- Flex/industrial hybrid users
- Production or specialty manufacturing



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