

100 NORTH STREET

— WORCESTER, MA —

DOWNTOWN WORCESTER



±25,049 SF WAREHOUSE/TRUCK STORAGE FOR LEASE
±4 ACRES INDUSTRIAL OUTDOOR STORAGE

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100 NORTH STREET

WORCESTER, MA

GENERAL SPECIFICATIONS

ADDRESS 100 North Street Worcester, MA

PROPERTY TYPE Warehouse/Flex
Industrial Outdoor Storage (IOS)

ZONING MG -2

BUILDINGS Three (3)

SPACE AVAILABLE

BUILDING
<ul style="list-style-type: none"> ±25,409 Square feet Total <ul style="list-style-type: none"> ±6,525 SF Warehouse ±7,726 SF Flex Building ±11,158 SF Warehouse

LAND - Industrial Outdoor Storage

- ±174,240 Square Feet (±4 Acres)
- \$2 PSF for lay down storage space

LOADING Mix of Eight (8) loading docks and drive-in doors



IDEAL USERS



- Truck Parking, Fleet & Transportation
- Contractors & Trade-Based Businesses
- Logistics & Distribution Companies
- Industrial Outdoor Storage (IOS) Users
- Equipment, Material & Utility Companies





AREA ACCESS MAP



 **100 North Street
Worcester, MA**


 **I-190**
Immediate Access
 4 Minutes

 **I-290**
Immediate Access
 4 Minutes

 **Route 146**
Via I-290
 8 Minutes

 **I-90**
Via Route 140
 12 Minutes

 **I-495**
Via Route 140
 16 Minutes

 Travel times are estimates and may vary.



PRIME CENTRAL MASSACHUSETTS LOGISTICS HUB

Strategically positioned in Worcester's industrial corridor, 100 North Street offers immediate access to I-190 and I-290, just minutes from downtown Worcester. The property provides excellent regional connectivity to the Massachusetts Turnpike, Interstate 495, Massachusetts Route 146, and Massachusetts Route 9, allowing efficient access to major markets across Central Massachusetts, Greater Boston, and Southern New England. Its central location makes it well-suited for truck storage, laydown yard, logistics, fleet operations, and industrial distribution users seeking accessibility and operational efficiency.



EXCEPTIONAL HIGHWAY ACCESS & REGIONAL CONNECTIVITY



BOSTON, MA
45 MINUTES

PROVIDENCE, RI
50 MINUTES

SPRINGFIELD, MA
1 HOUR



Shrewsbury Street

VIA ITALIAN TABLE

VOLTURNO

ROOT & PRESS COFFEE & BOOKS

Mexicali CANTINA GRILL

Funky Mornings Bar & Grille

Olive Garden ITALIAN KITCHEN

WAYBACK BURGERS

Walmart

Downtown Worcester

HANOVER THEATRE & CONSERVATORY

DCU Center

MEZCAL TEQUILA KITCHEN

THE MERCANTILE WORCESTER

PALLADIUM

THE FIX BURGER BAR

ESCAPE GAMES WORCESTER

SACCO & ASSOCIATES

QXO

RIS INSULATION SUPPLY

RALPH'S SUPERMARKET

THE HOME DEPOT

NAPA

Panera BREAD

Plumbers' Supply Company

amazon fulfillment



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