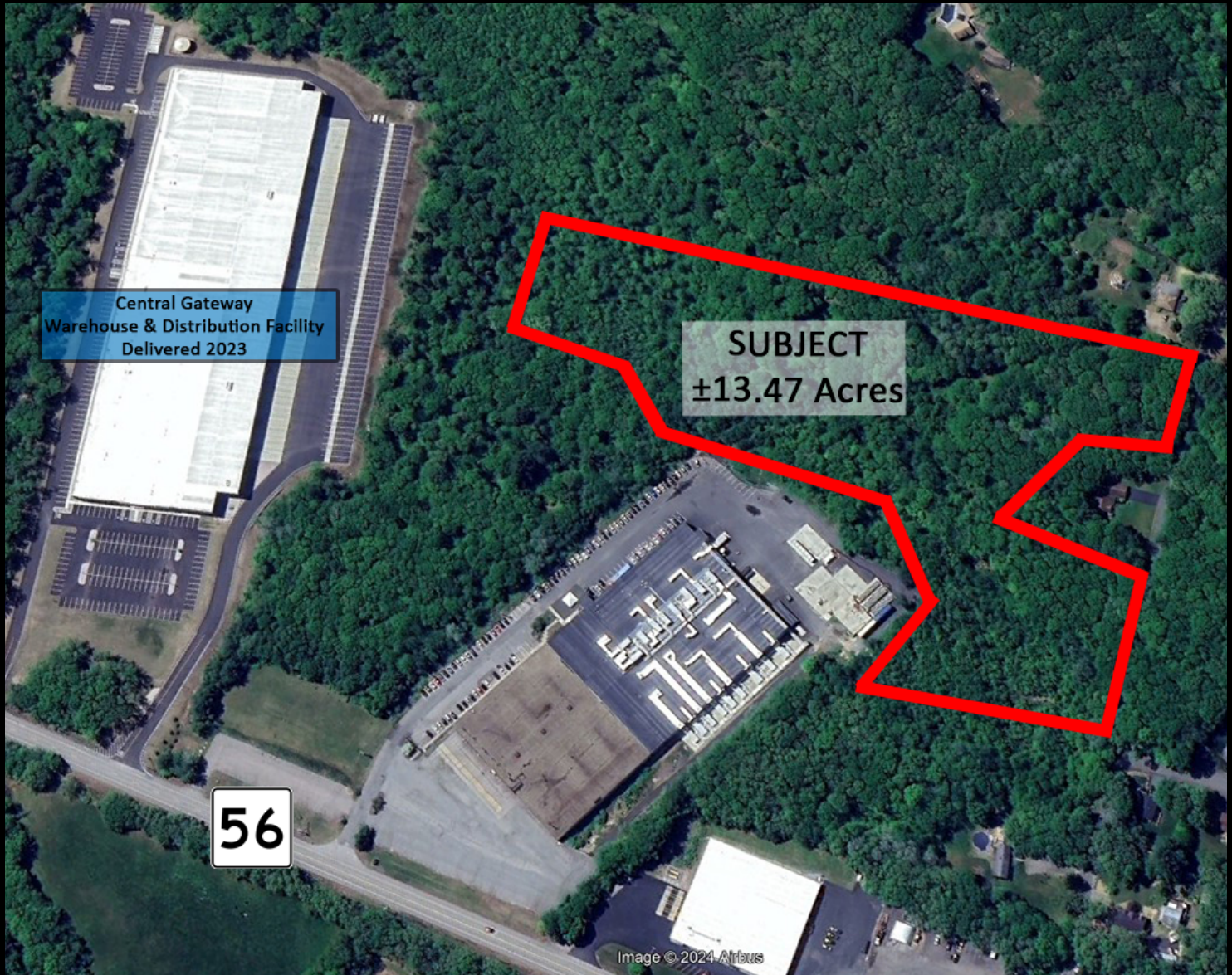


DEVELOPMENT LAND FOR SALE

# 0 CLARK STREET

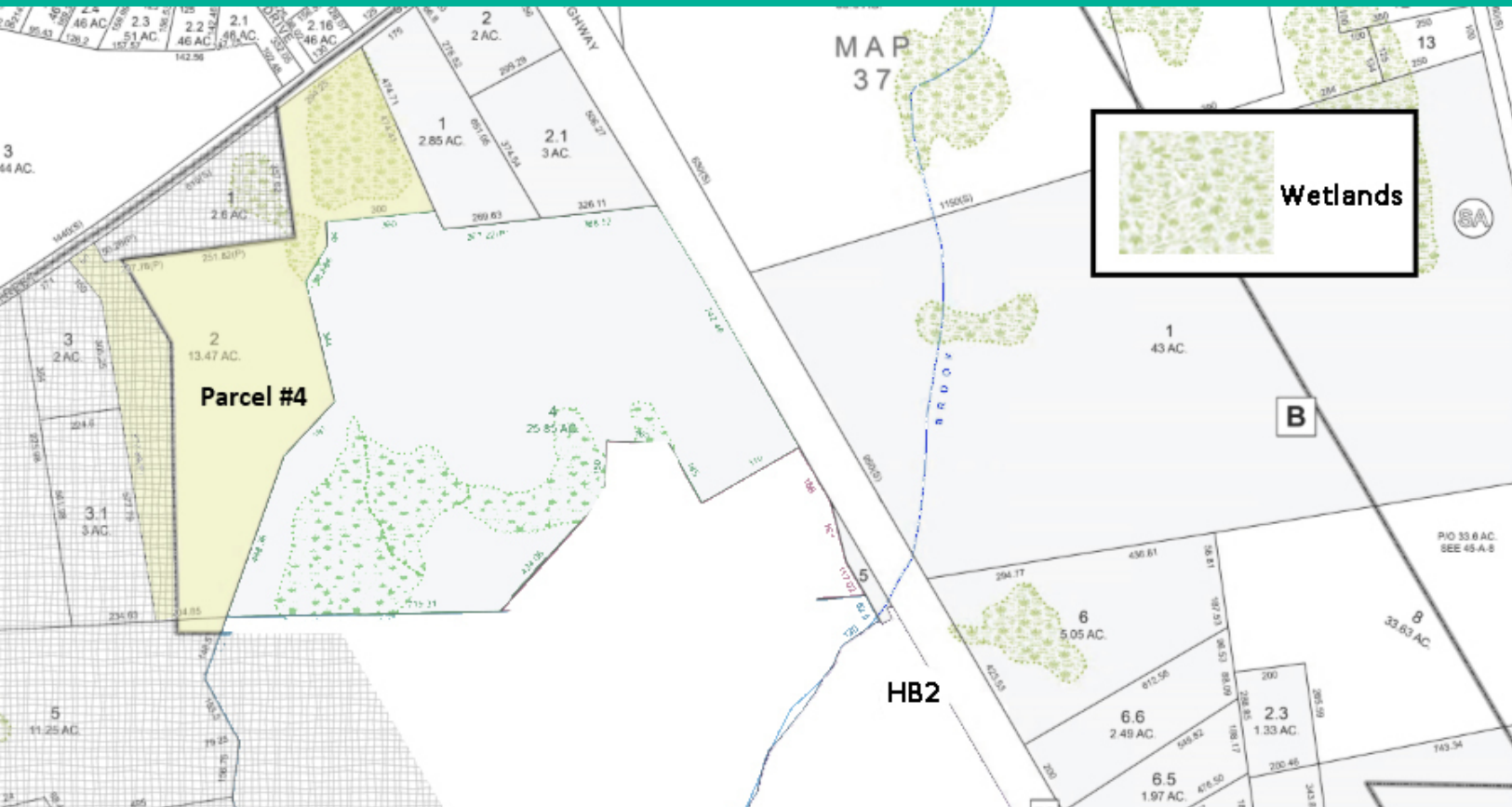
*Leicester, Massachusetts*



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## PROPERTY DESCRIPTION

Kelleher & Sadowsky has been named the exclusive sales agent for the following land parcels located in Leicester, Massachusetts. A complete topographic survey of the property and preliminary wetland delineations have been completed by VHB and can be provided upon request. Conceptual development options have also been considered, taking into account current zoning regulations, topography, setbacks, etc. The lot is zoned as Highway Business-Industrial and is located within the Town of Leicester Marijuana Facility Overlay District. Municipal utilities exist within roadways around the sites.

By-right uses include but are not limited to:

- Storage, warehouse, and distribution
- Manufacturing or other industrial related uses
- Wholesale related business
- Marijuana establishment (non-retail in nature)
- Solar development

Special Permit uses include but are not limited to:

- Self-Storage Facility
- Marijuana Retailer
- Vehicle Service or related uses
- Trucking depot or related uses

New development activity is lively in the immediate area of the subject property. Underway on the adjacent land parcel is the “Central Gateway” development headed by The Brennan Group and John M. Corcoran & Company. Central Gateway is a ±267,000 square foot centrally located Class A warehouse and distribution facility that has been recently delivered. This top-of-the-line facility boasts 36’ clear ceiling heights, 60’ speed bay, 45 dock doors and includes build-to-suite office space within.

Located just 8 miles southwest of the Clark Street property is the permitted development of a 2.8 million square foot Amazon distribution center at 53 Sturbridge Road in Charlton. The permitted facility, which is soon to be under construction is being developed by Bluewater Property Group, and Bay Colony Properties of Waltham.

STATUS	LOT #	ADDRESS	SIZE	PRICE	ZONING
Available	Parcel 4	0 Clark Street	±13.47 Acres	\$750,000	HB2 - Commercial / Industrial   SA - Residential



## Parcel 4 - 55+ Senior Residential Option

3 Story Condo Building - 70+/- Units

1 Story/2 Car Garage Duplex 1,500 SF Units - 12+/- Units



Concept plan by: 

## Parcel 4 - Conceptual Warehouse Option

100,000+/- SF Warehouse/Distribution

100+/- Parking Spaces, 20+/- Loading Docks



Concept plan by: 