

99 DEVELOPMENT ROAD, FITCHBURG &
TURNPIKE ROAD, WESTMINSTER

A rare mixed-use Redevelopment in North Central MA.

±26.80-acre development site with the scale, infrastructure, and zoning flexibility to support both industrial and residential development.



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Property overview

99 Development Road in Fitchburg and Turnpike Road in Westminster presents a rare opportunity to acquire a ±26.80-acre development site with the scale, infrastructure, and zoning flexibility to support both industrial and residential development. Comprising six contiguous parcels across two municipalities, the property offers a highly adaptable platform for developers seeking to capitalize on the sustained demand for modern industrial facilities and much-needed residential housing throughout Central Massachusetts.

The property is currently improved with approximately ±149,028 square feet of existing buildings and is served by public water and sewer, natural gas, and Unitil electric service, providing a strong foundation for future redevelopment. Its dual-municipality location benefits from Industrial 1 (I-1) zoning in Fitchburg and both Industrial 1 (I-1) and Residential 1 (R-1) zoning in Westminster, creating exceptional flexibility to pursue a variety of development strategies

NUMBER	ADDRESS	LAND SIZE	PARCEL ID
1	99 Development Rd., Fitchburg	10.31 AC	118R-3-F
2	0 Authority Dr., Fitchburg	3.83 AC	118R-3-E1
3	130 Turnpike Rd., Westminster	3.91 AC	93/ / 12/ /
4	Turnpike Rd., Westminster	0.90 AC	93/ / 11/ /
5	Turnpike Rd., Westminster	0.08 AC	93/ / 10/ /
6	142 Turnpike Rd., Westminster	7.61 AC	93/ / 8/ /

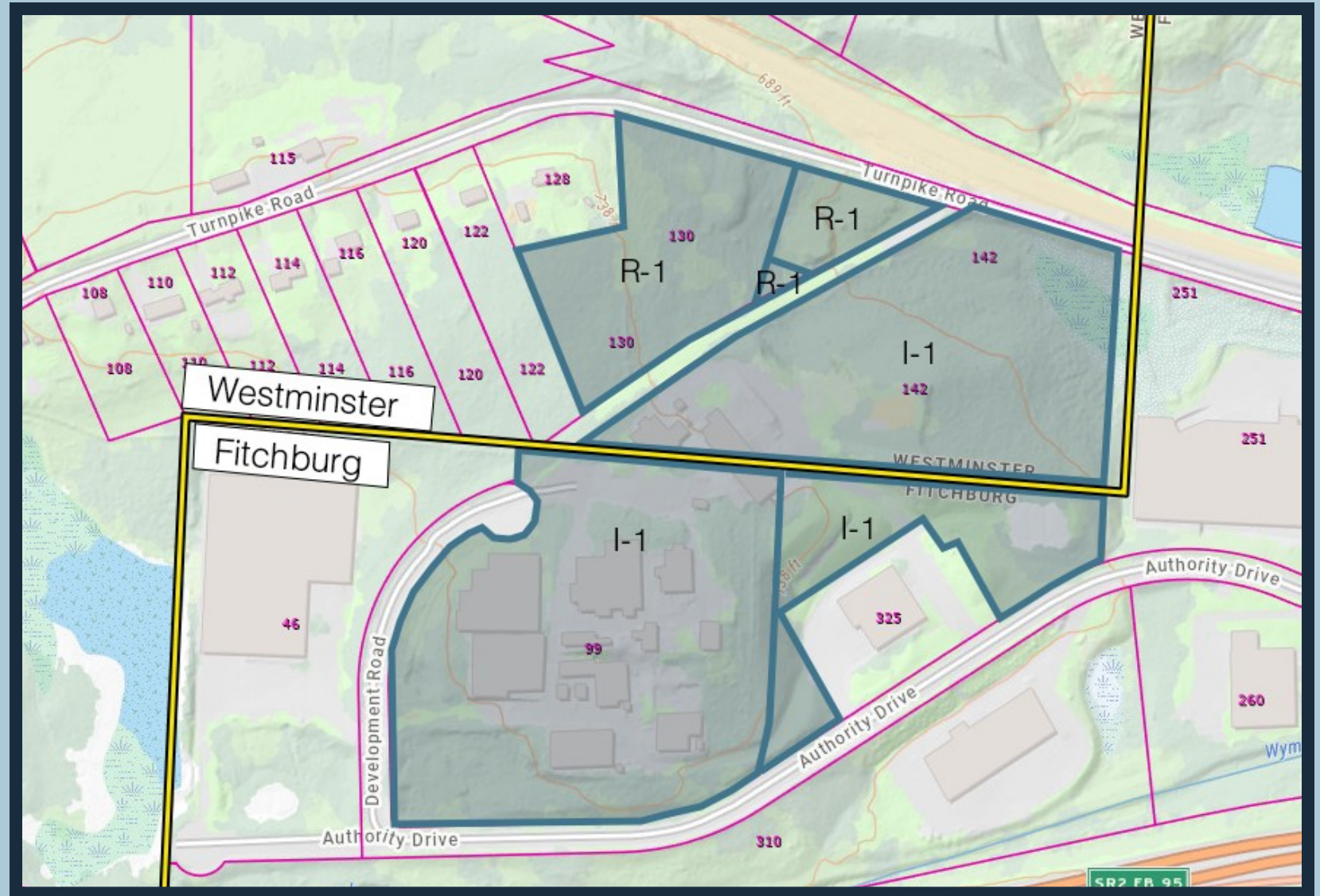


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Planning & Development

Preliminary planning indicates the potential to accommodate approximately ±260,000 square feet of industrial development together with up to 76 residential units in Westminster, allowing investors to capitalize on multiple market sectors from a single asset. Whether envisioned as a state-of-the-art logistics or manufacturing campus, a residential multi-family redevelopment, or a thoughtfully phased mixed-use development, the site offers the scale and versatility necessary to execute a transformative project.

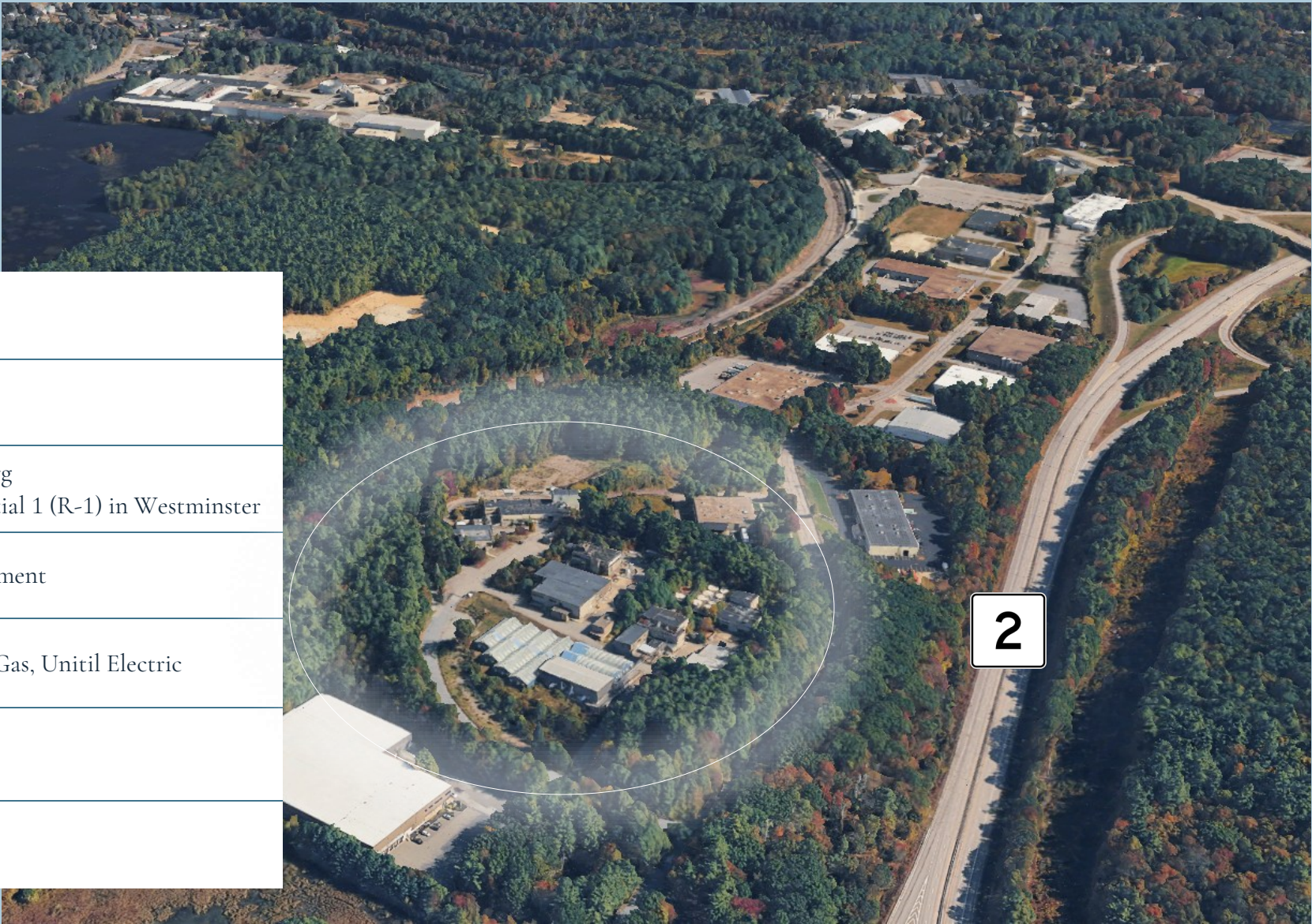
Large, development-ready sites with existing utility infrastructure and flexible zoning have become increasingly scarce throughout the region. This offering combines institutional-quality scale with the opportunity to unlock significant value through strategic redevelopment, making it well suited for industrial developers, residential builders, and investment groups seeking a distinctive project with long-term growth potential.



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Property
specifications.

AGGREGATE BUILDING SIZE	±149,028 SF
LAND	±26.8 Acres (six parcels in total)
ZONING	- Industrial 1 (I-1) in Fitchburg - Industrial (I-1) and Residential 1 (R-1) in Westminster
PROPERTY TYPE	Industrial / Residential Development
UTILITIES	Public Water & Sewer, Natural Gas, Unitil Electric
DEVELOPMENT POTENTIAL	±260,000 SF for Industrial 76 Units for Residential
SALE PRICE	Subject to offer



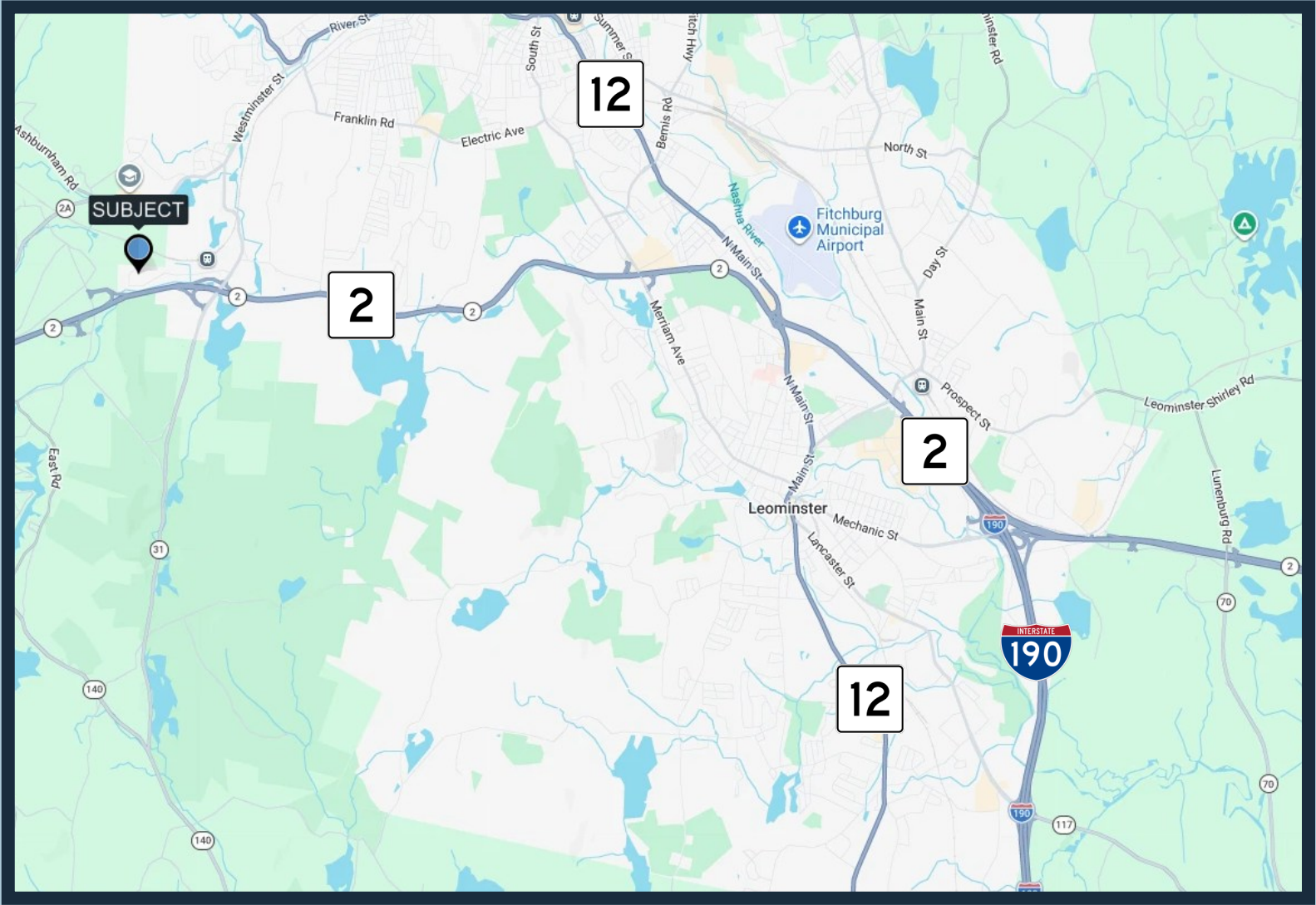
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Location & Access

Conveniently situated with access to Route 2 and Interstate 190, the property provides efficient connectivity to Worcester, Leominster, Fitchburg, and the greater Boston market, while also offering proximity to southern New Hampshire. This strategic location enhances the site's appeal for industrial occupiers seeking efficient distribution and workforce access, as well as residential developers looking to meet the area's growing demand for quality housing.

DRIVE TIMES

ROUTE 2	Immediate
ROUTE 12	8 minutes
I-190	20 minutes



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Request *a tour.*

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