

FOR SALE & FOR LEASE 15,200 SF Industrial Building

340 TACOMA STREET, WORCESTER, MA 01605



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PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is pleased to present 340 Tacoma Street in Worcester, Massachusetts. This 15,200 SF industrial building sits on ± 1.8 - ± 2.0 acres of BG-2-zoned land, offering flexibility for a wide range of industrial and commercial users. Ideally located just five miles from Downtown Worcester and under two miles from both I-190 and I-290, the property provides exceptional regional connectivity throughout Central Massachusetts and beyond. The building is currently occupied by Coastal Medical Transportation Systems and is expected to be delivered vacant on or around January 1, 2026.

340 Tacoma Street is well-suited for users seeking a functional industrial layout with generous yard space. Constructed in 1986, the metal building features a slab foundation, one loading dock, an oversized 12' x 12' drive-in door, and a fully wet-sprinklered system. The pitched roof allows for 12'-16' clear heights, supporting a variety of operational needs. The property includes approximately 40 on-site parking spaces, plus an additional $\pm 30,000$ SF of undeveloped land situated east of the building ideal for expansion, outdoor storage, or future development.

The City of Worcester's BG-2 zoning permits a wide array of uses, including motor vehicle sales and service, retail, manufacturing, office, and research and development, offering strong adaptability for future owners or occupants.

SALE PRICE: \$1,825,000
LEASE RATE: \$11.50/SF (NNN)

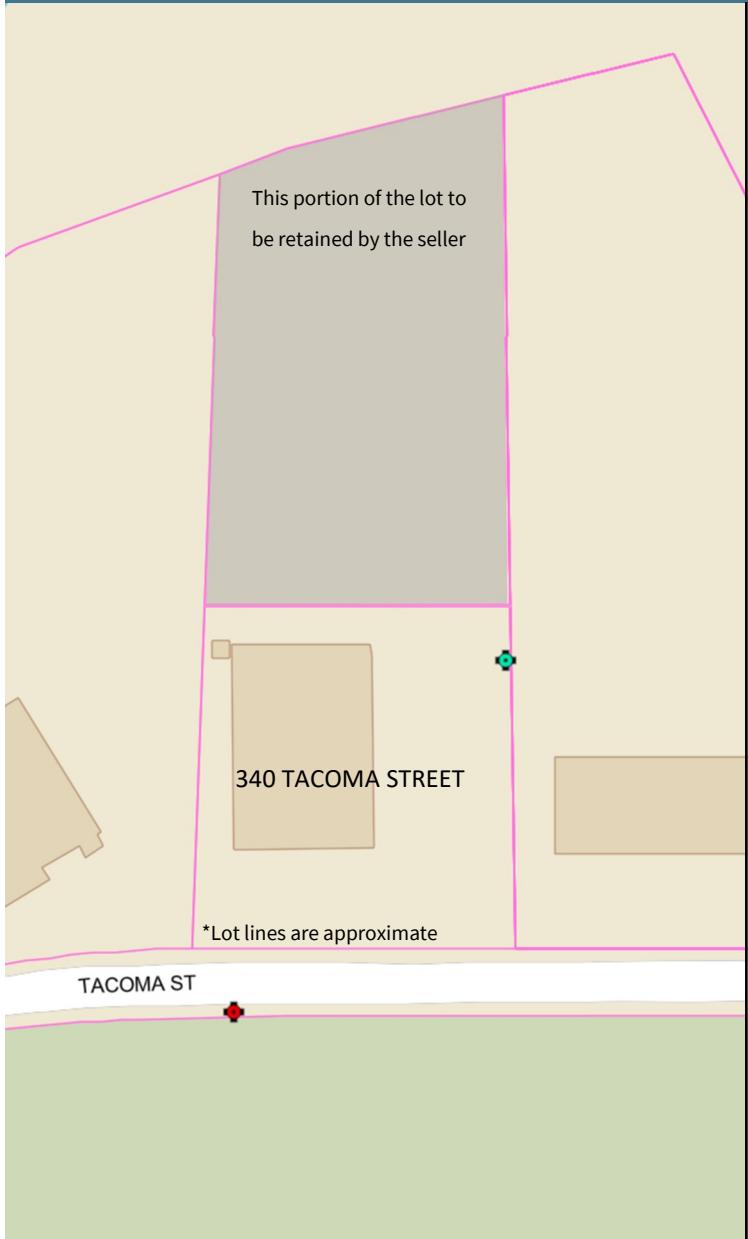


PROPERTY SPECIFICATIONS



Parcel ID	52/ 008/ 0000C/ /
Building Size	15,200 SF
Ceiling Clear Height	12' to 16'
Utilities	City water & sewer
Sprinkler System	Wet System
Loading	1 Tailboard Height Dock
Bathrooms	Four (4)
Heat	Gas Fired Ceiling Units
Parking	±40 Spaces
Floor Drains	Yes
Lease Rate	\$11.50/SF (NNN)
Sale Price	\$1,825,000

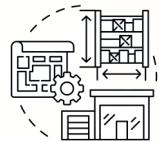
PROPERTY HIGHLIGHTS



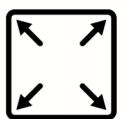
15,200 SF industrial building on ±2.0 BG-2-zoned acres with flexible commercial/industrial uses.



Prime location: 5 miles to Downtown Worcester, under 2 miles to I-190 & I-290 for excellent regional access.



Functional industrial layout featuring 1 loading dock, a 12' x 12' drive-in door, 12'-16' clear heights & wet-sprinkler system.



Significant onsite capacity with ±40 parking spaces plus ±40,000 SF of undeveloped land ideal for expansion or storage.

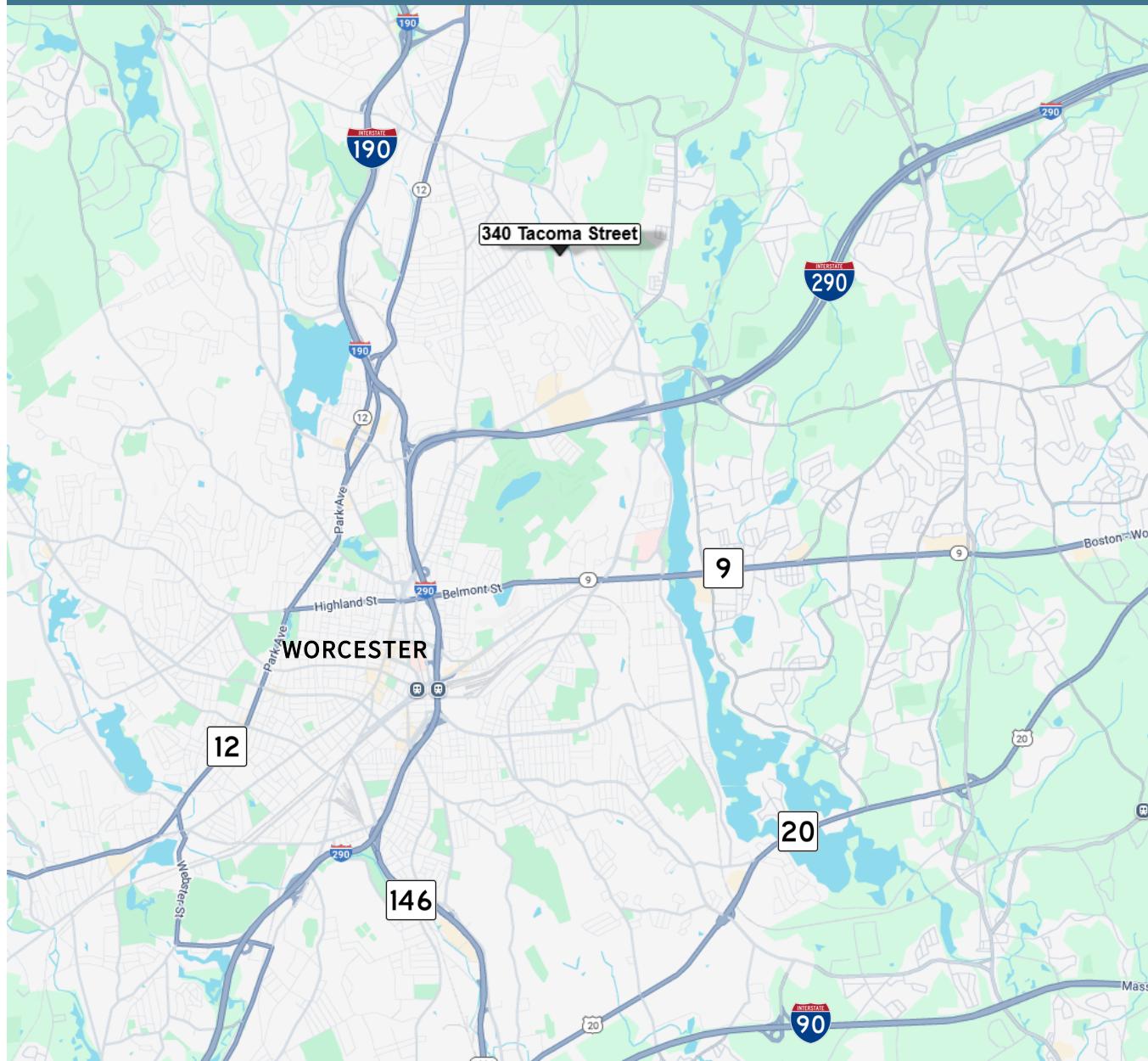


Available January 1, 2026: Currently occupied by Coastal Medical Transportation Systems, delivered vacant at turnover.

BUILDING IMAGES



LOCATION & ACCESSIBILITY



DISTANCE TO MAJOR ROUTES

ROUTE	MILES	MINUTES
I-190	3 Miles	8 Minutes
I-290	1 Mile	5 Minutes
I-90 (MASS PIKE)	8 Miles	15 Minutes
ROUTE 9	2 Miles	5 Minutes
ROUTE 12	5 Miles	10 Minutes
ROUTE 146	4 Miles	10 Minutes
ROUTE 20	3 Miles	8 Minutes



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