

**AVISON
YOUNG**

1675 Main Street

Leicester, Massachusetts

Land For Sale



**41.65-Acres of Industrial Zoned Land
Ideal for Industrial or Retail Development**

41.65-Acre Industrial or Retail Development Opportunity on Route 9

Avison Young-New England is pleased to offer for sale 1675 Main Street, a 41.65-acre development site located just four miles west of Worcester, Massachusetts. Ideally situated along Route 9 (Main Street) in Leicester, the property provides convenient access to major roadways including I-90, I-290, I-395 and Route 20. Additionally, this strategic Central Massachusetts location offers desirable connectivity to some of New England's largest population centers such as Worcester, Springfield, Boston, Hartford, CT and Providence, RI.

1675 Main Street is currently improved with a small restaurant on a short-term lease and a seller-operated drive-in movie theater. The site's Highway Business Industrial 1 zoning district allows for a wide variety of uses including warehouse/logistics, manufacturing, retail, and self-storage. Preliminary plans have been completed that consider a 2-building industrial development totaling 431,000 square feet.

The Town of Leicester features a favorable business climate and provides a supportive environment for companies to establish and grow. The town has a strong manufacturing and industrial base, with a skilled and educated workforce. Worcester County has several universities and technical schools, providing a large pool of talented workers in the area. Only 12 minutes away, Worcester Airport provides an opportunity for developers to connect to air freight/logistics.

1675 Main Street's generous site size and by-right zoning allows for an extensive industrial or retail development in a supply constrained market. 1675 Main Street is being offered at an asking price of \$6,500,000. For more information, please go to <https://properties.avisonyoung.com/1675MainStreet>, or contact a member of our sales team.



Offering Summary

Address:	1673, 1675, 1734 and 1737 Main Street Leicester, MA
Site Size:	41.65 Acres
Tax Parcels:	Four
Zoning District:	Highway Business Industrial 1 (HB1)
Notable Allowable Uses:	Industrial, Manufacturing, Warehouse, Retail, Self-Storage
Frontage	+/- 757 Feet
Existing Improvements:	Small Restaurant & Drive-In Movie Theater
Asking Price:	\$6,500,000

For more information contact a member of our sales team:

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