

MANUFACTURING AND R&D CAMPUS

51 ACRES AVAILABLE FOR DEVELOPMENT

ROBUST POWER, BY-RIGHT ZONING, FAST PERMITTING



FOR LEASE AND OWNERSHIP OPPORTUNITIES

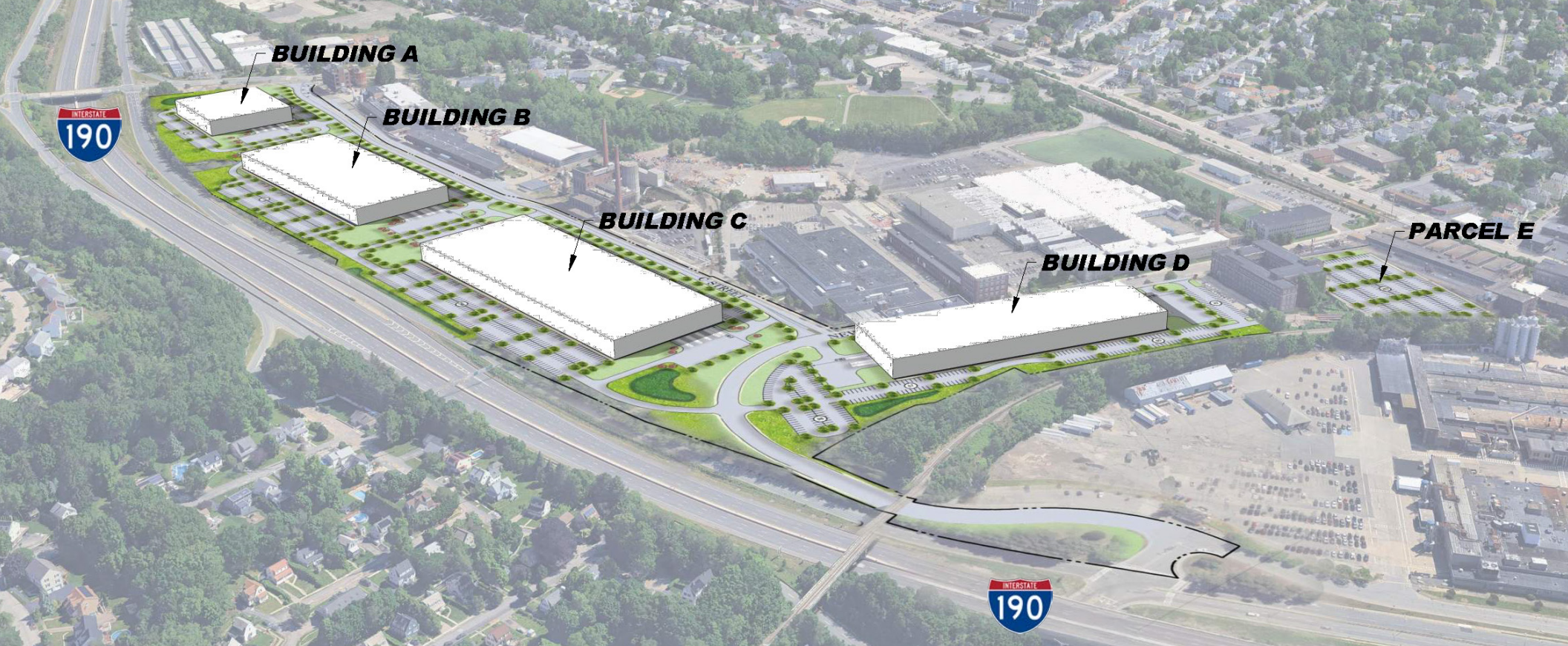
GreenTech
P A R K

Advancing Worcester's Future



BUILD-TO-SUIT OPPORTUNITIES

ACCOMODATING BUILDING SIZES 50,000 – 450,000 SF



A 51-ACRE PAD-READY MANUFACTURING CAMPUS

GreenTech Park is an advanced manufacturing campus planned for development by the Worcester Business Development Corporation (WBDC). Spanning 51 acres of former manufacturing land, the site was acquired in 2022 by New Garden Park, Inc., a nonprofit subsidiary of the WBDC.

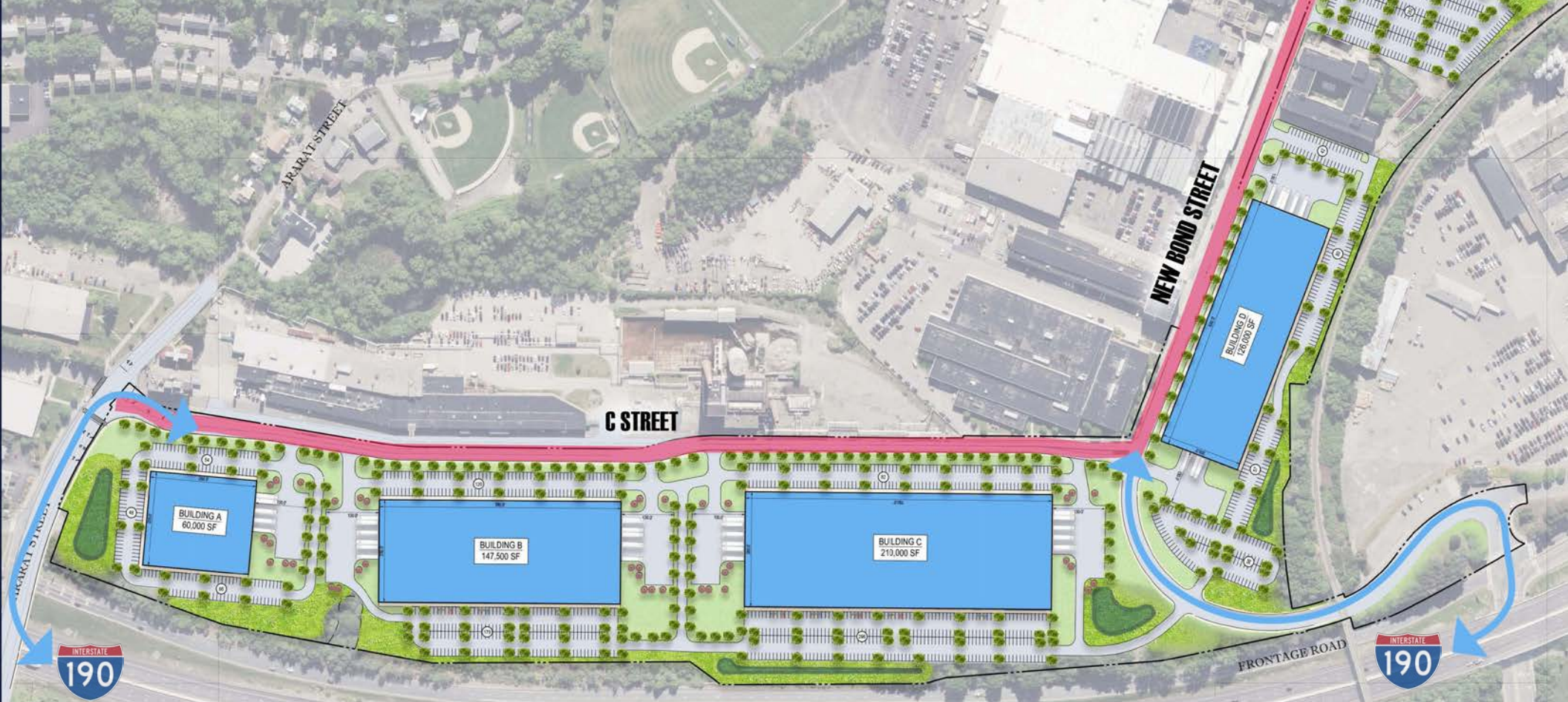
Strategically located at a full diamond interchange on I-190, GreenTech Park offers seamless north-south connectivity, providing excellent access to all of New England. This prime location makes it ideal for companies looking to expand their manufacturing operations or establish office headquarters.

As the site owner, the WBDC is overseeing site cleanup, demolition of existing buildings, infrastructure upgrades, and the reintroduction of public roadways throughout the site to support the new development. Users will benefit from the pad-ready sites that can accommodate buildings ranging from 50,000 to 450,000 square feet, along with an expedited permitting process to accelerate project timelines.



FLEXIBLE USES

MANUFACTURING, ENGINEERING/LAB, OFFICE/HEADQUARTERS



PROPOSED SITE SPECIFICATIONS

LAND ACRES:	± 51 Acres	OFFERED:	Existing buildings demolished and site pad-ready
SITES:	C Street Site: 29.67 Acres New Bond Street Site: 16.20 Acres	ALLOWED USES:	<ul style="list-style-type: none"> • Manufacturing, Assembly, Processing, Research and Development Opportunities. • General Office • Packaging, Fulfilment and Distribution
ZONING:	MG 1.0	UTILITIES:	Gas: Currently at 100,000 CFH Electric: Currently four 15,000 KVA Transformers on site Water: 16" Water Main throughout campus Sewer: Currently combined stormwater and sewer to be separated and will accommodate 1.0mgd
CLEAR HEIGHTS:	Up to 40'		
RAIL:	On site rail access – CSX		
ACCESS:	<ul style="list-style-type: none"> • Direct Access to I-190 North and South • ½ a mile from I-290 • 7 miles from Mass Pike 		



BUILDING A: CONCEPTUAL DESIGN

LAND ACRES: 6 ± Acres

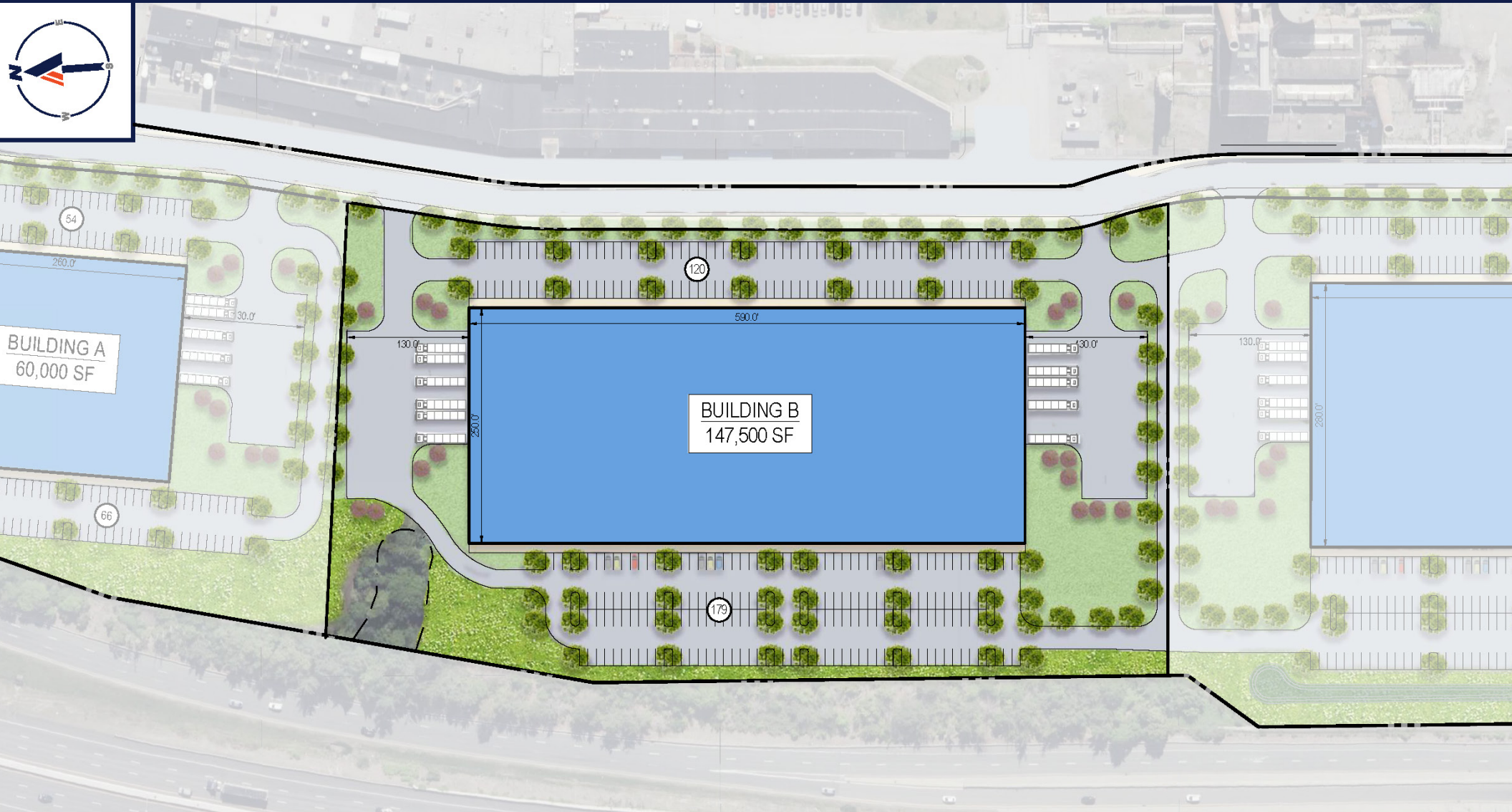
FOOTPRINT: 60,000 ± SF

PARKING RATIO: 1.5 SPACES / 1,000 SF

PROPOSED LOADING: UP TO 10 DOCKS

BUILDING DIMENSIONS: 260' X 230'

CLEAR HEIGHT: UP TO 40 FEET



BUILDING B: CONCEPTUAL DESIGN

LAND ACRES: 10 ± Acres

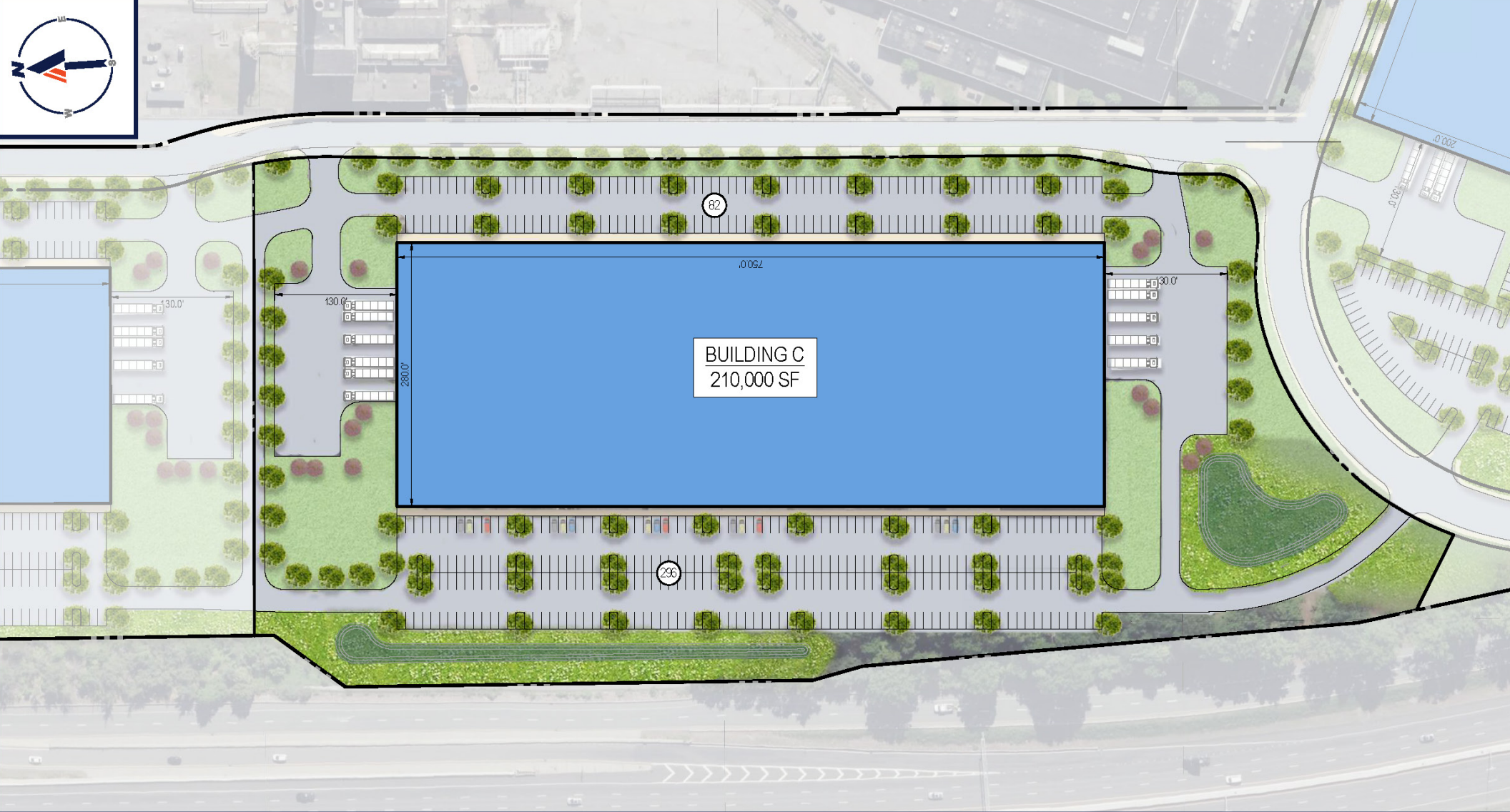
FOOTPRINT: 147,500 ± SF

PARKING RATIO: 1.5 SPACES / 1,000 SF

PROPOSED LOADING: UP TO 18 DOCKS

BUILDING DIMENSIONS: 590' X 250'

CLEAR HEIGHT: UP TO 40 FEET



BUILDING C: CONCEPTUAL DESIGN

LAND ACRES: 14 ± Acres

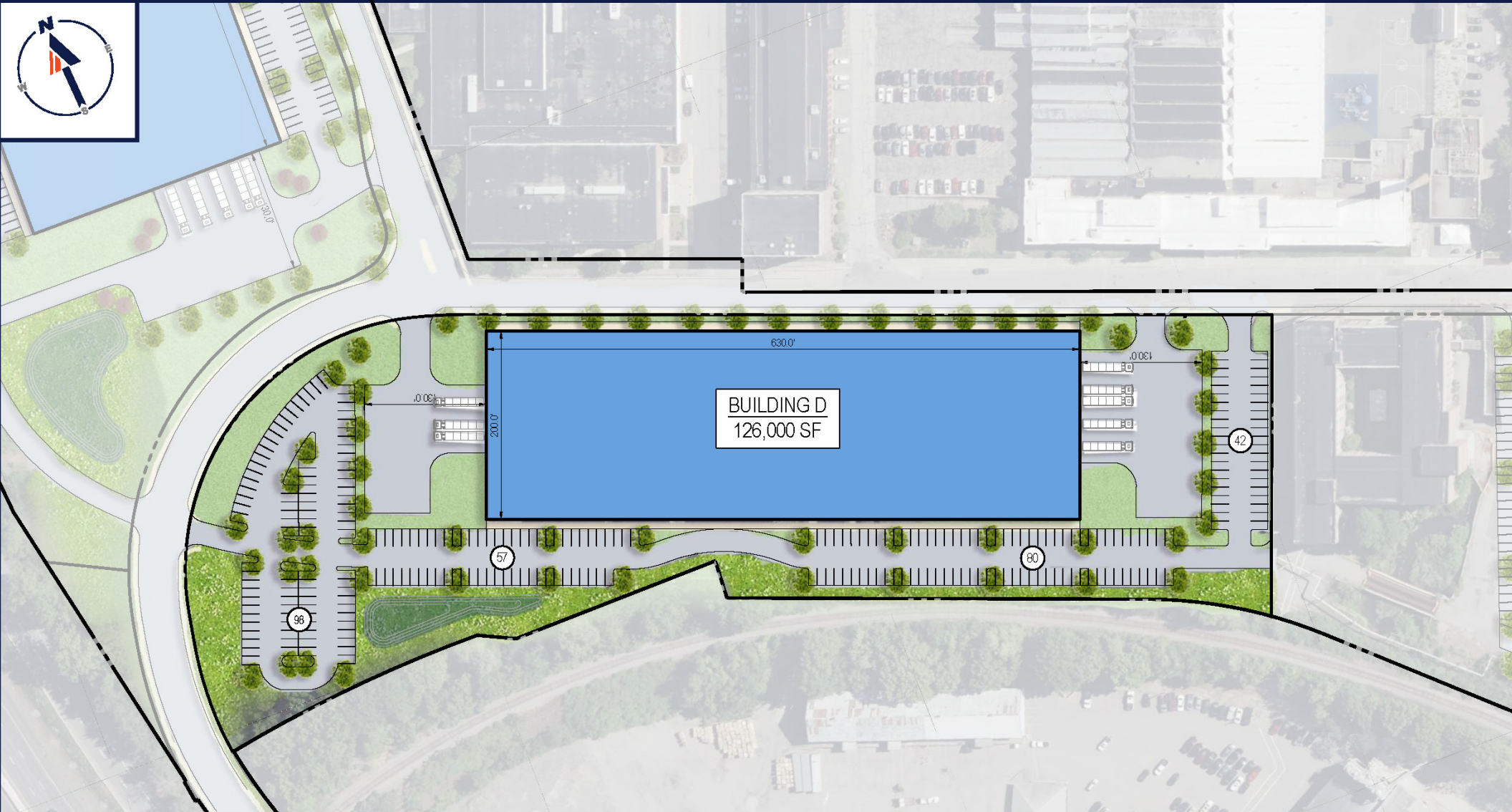
FOOTPRINT: 210,000 ± SF

PARKING RATIO: 1.5 SPACES / 1,000 SF

PROPOSED LOADING: UP TO 20 DOCKS

BUILDING DIMENSIONS: 750' X 280'

CLEAR HEIGHT: UP TO 40 FEET



BUILDING D: CONCEPTUAL DESIGN

LAND ACRES: 8.5 ± Acres

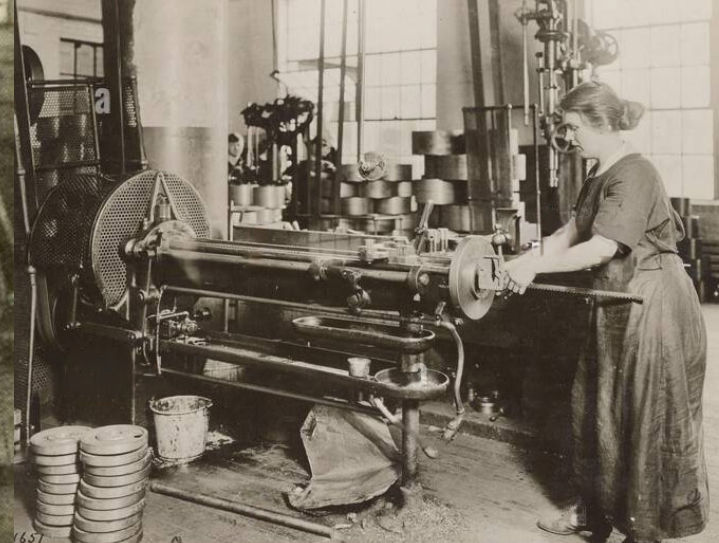
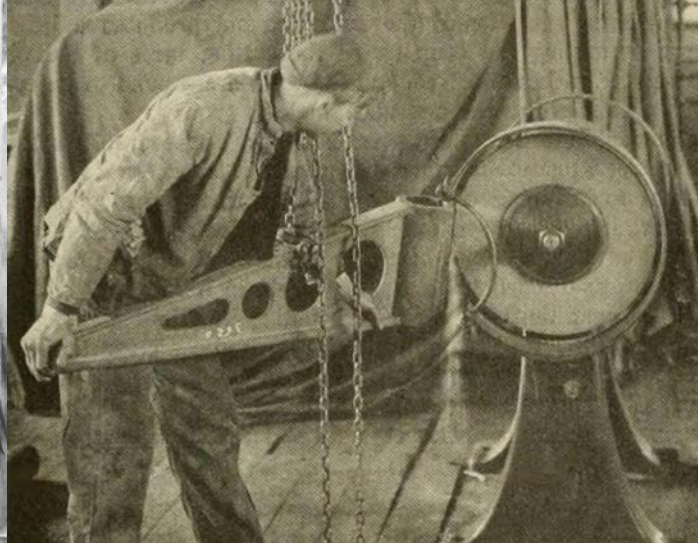
FOOTPRINT: 126,000 ± SF

PARKING RATIO: 1.5 SPACES / 1,000 SF

PROPOSED LOADING: UP TO 14 DOCKS

BUILDING DIMENSIONS: 630' X 200'

CLEAR HEIGHT: UP TO 40 FEET



THE FUTURE OF MANUFACTURING IS HERE IN WORCESTER.



ACCESSIBILITY

TRAVEL DISTANCE

Downtown Worcester	2 MILES
Providence	40 MILES
Boston	47 MILES
Nashua	52 MILES
Springfield	55 MILES
Hartford	65 MILES

GreenTech
PARK

WORCESTER

NASHUA

BOSTON

SPRINGFIELD

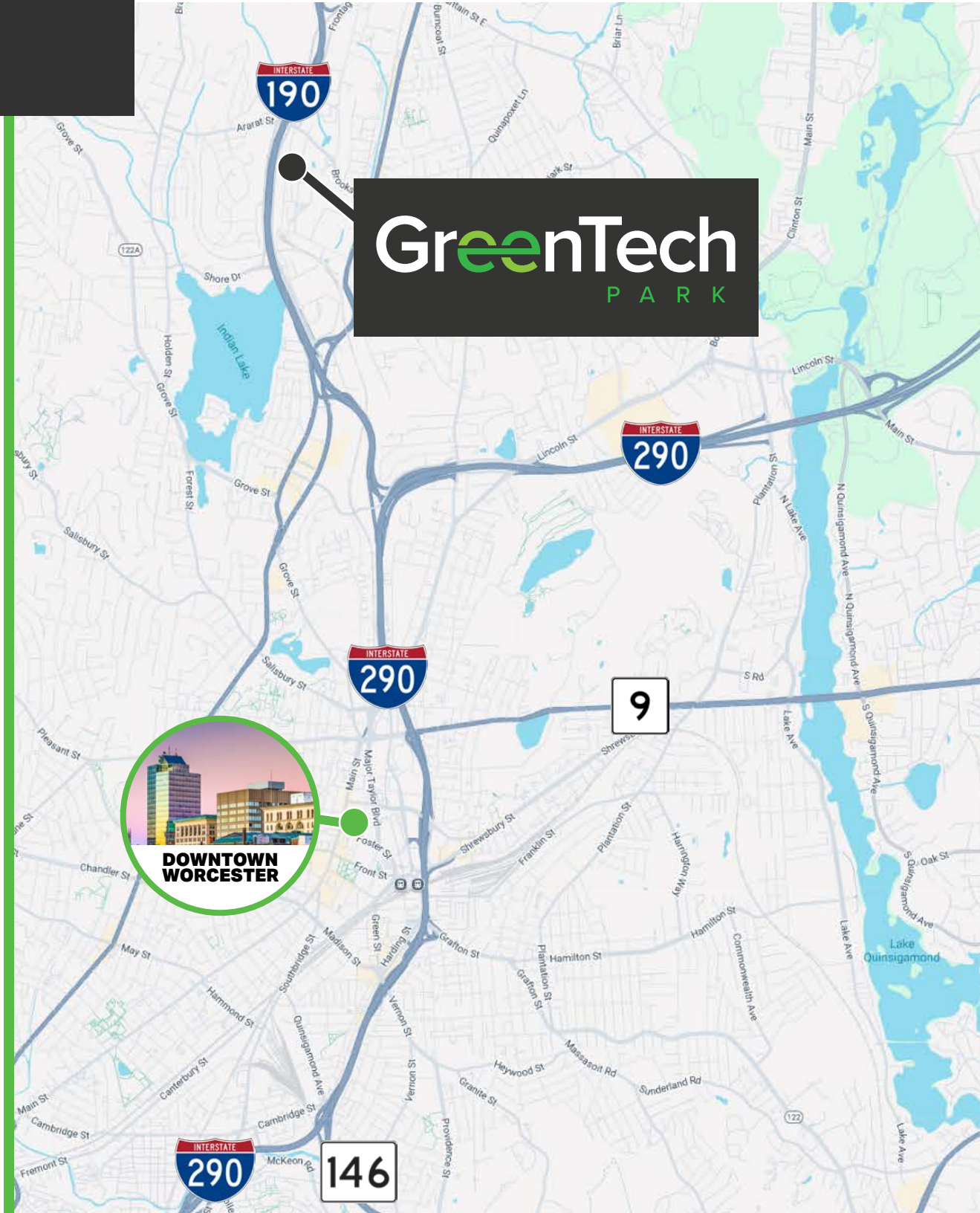
HARTFORD

PROVIDENCE

TRAVEL DISTANCE

I-190	1/4 MILE
I-290	1 MILE
Mass Pike	7 MILES
I-395	7 MILES
I-495	13 MILES

ECOSYSTEM



WORCESTER WORKFORCE & EDUCATION

WORCESTER METROPOLITAN STATISTICAL AREA (2024)

\$64B

ESTIMATED SIZE OF
ECONOMY IN GDP

\$9.8B

ESTIMATED SIZE OF
MANUFACTURING
ECONOMY

27,500

ESTIMATED
MANUFACTURING JOBS

35,000+

ESTIMATED COLLEGE
STUDENT POPULATION

5,836

VOCATIONAL HIGH
SCHOOL STUDENT
POPULATION

The manufacturing industry is 15.3% of the Central Massachusetts economy. It's a \$9.8-billion industry and employs thousands in various roles.

Regional vocational schools and local universities throughout the Worcester region help educate and prepare students to enter the workforce.

13 Colleges and Universities

UMass Chan Medical School
Worcester Polytechnic Institute (WPI)
Mass. College of Pharmacy & Health Sciences (MCPHS)
Worcester State University
Cummings School of Veterinary Medicine
College of the Holy Cross
Clark University
Assumption University
Quinsigamond Community College
Nichols College
Anna Maria College
Fitchburg State University
Mount Wachusett Community College

5 Vocational Trade Schools

Worcester Technical
Montachusett Regional (Fitchburg)
Blackstone Valley Regional (Upton)
Tantasqua Regional (Fiskdale)
Bay Path Regional (Auburn)



VIBRANT. GROWING. AFFORDABLE.

According to Bankrate.com, the cost of living in Worcester is 22% less than in Boston or Cambridge. Costs in the Worcester area are similar to – if not better than – those found in the South. As an example, Worcester and Durham, North Carolina have similar populations, costs, and median incomes. The perception is that North Carolina offers a lower cost of living, yet the average cost of housing in Worcester is 6% less than Durham.

In 2024, the median home sale price in Worcester County was \$470,942, compared to \$950,000 in Boston. The annual income required to afford a median-priced home was \$118,640 in Worcester County, versus \$194,188 in Boston. *

With its lower cost of living, shorter commute times, and thriving arts and entertainment scene, Worcester offers an ideal community for those considering relocation.

**The Boston Globe*

LIVING AND WORKING IN WORCESTER

#6

"TOP 25 BEST
PLACES TO LIVE IN
THE NORTHEAST" –
LIVABILITY

#8

"SAFEST PLACES TO
LIVE IN THE US" –
US NEWS AND
WORLD REPORT

#12

"TOP U.S. MARKETS
FOR JOB GROWTH
RECOVERY FROM
COVID" – BBJ

#13

"BEST METRO
AREAS FOR STEM
PROFESSIONALS" –
WALLETHUB

#41

"BEST CITIES FOR
OUTDOOR ACTIVITIES
IN AMERICA" –
NICHE





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(SEE VIDEO)

