

MANUFACTURING AND R&D CAMPUS

51 ACRES AVAILABLE FOR DEVELOPMENT
ROBUST POWER, BY-RIGHT ZONING, FAST PERMITTING



FOR LEASE AND OWNERSHIP OPPORTUNITIES

GreenTech
PARK

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.

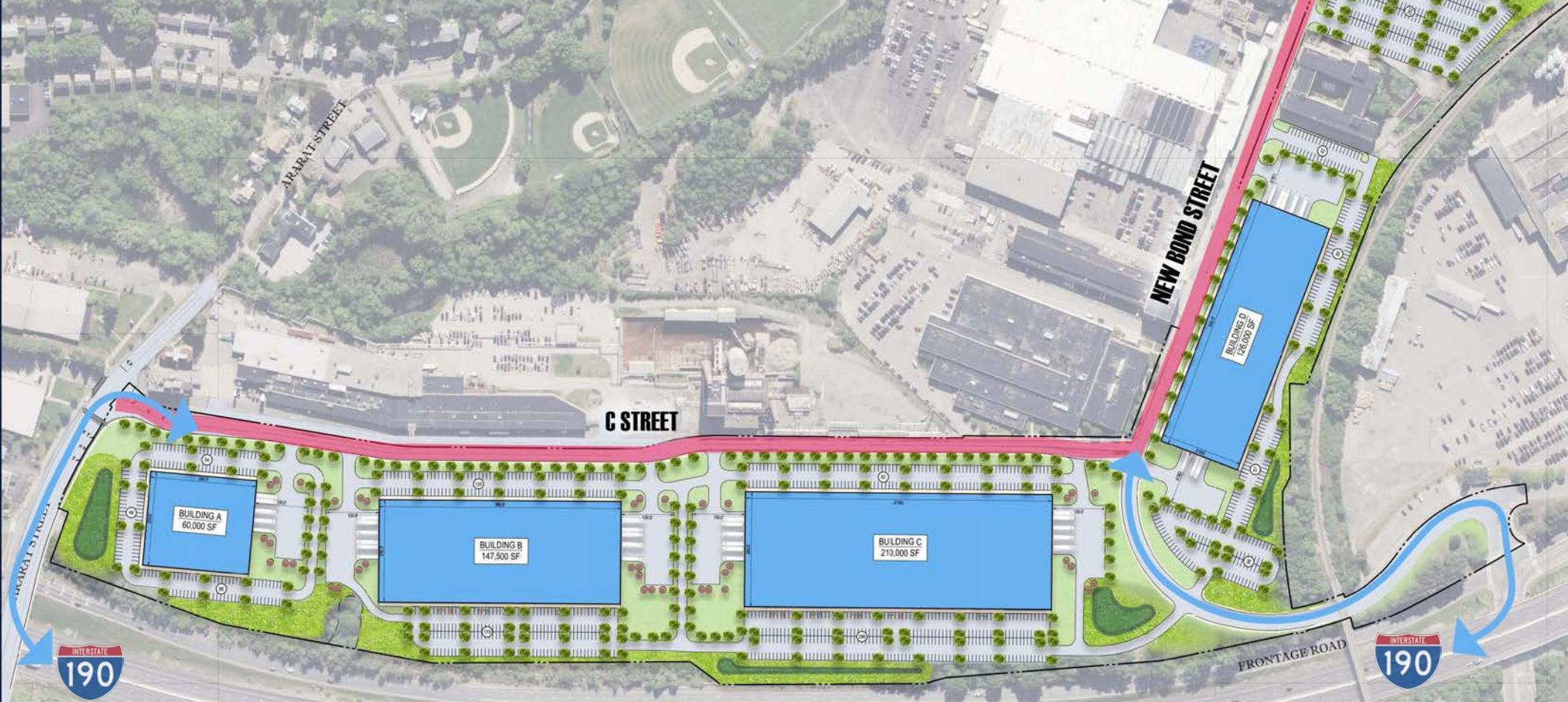
Strategically located at a full diamond interchange on I-190, GreenTech Park offers seamless north-south connectivity, providing excellent access to all of New England. This prime location makes it ideal for companies looking to expand their manufacturing operations or establish office headquarters.

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:

- Manufacturing, Assembly, Processing, Research and Development Opportunities.
- General Office
- Packaging, Fulfilment and Distribution

ZONING: MG 1.0

CLEAR HEIGHTS: Up to 40'

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

RAIL: On site rail access – CSX

ACCESS:

- 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

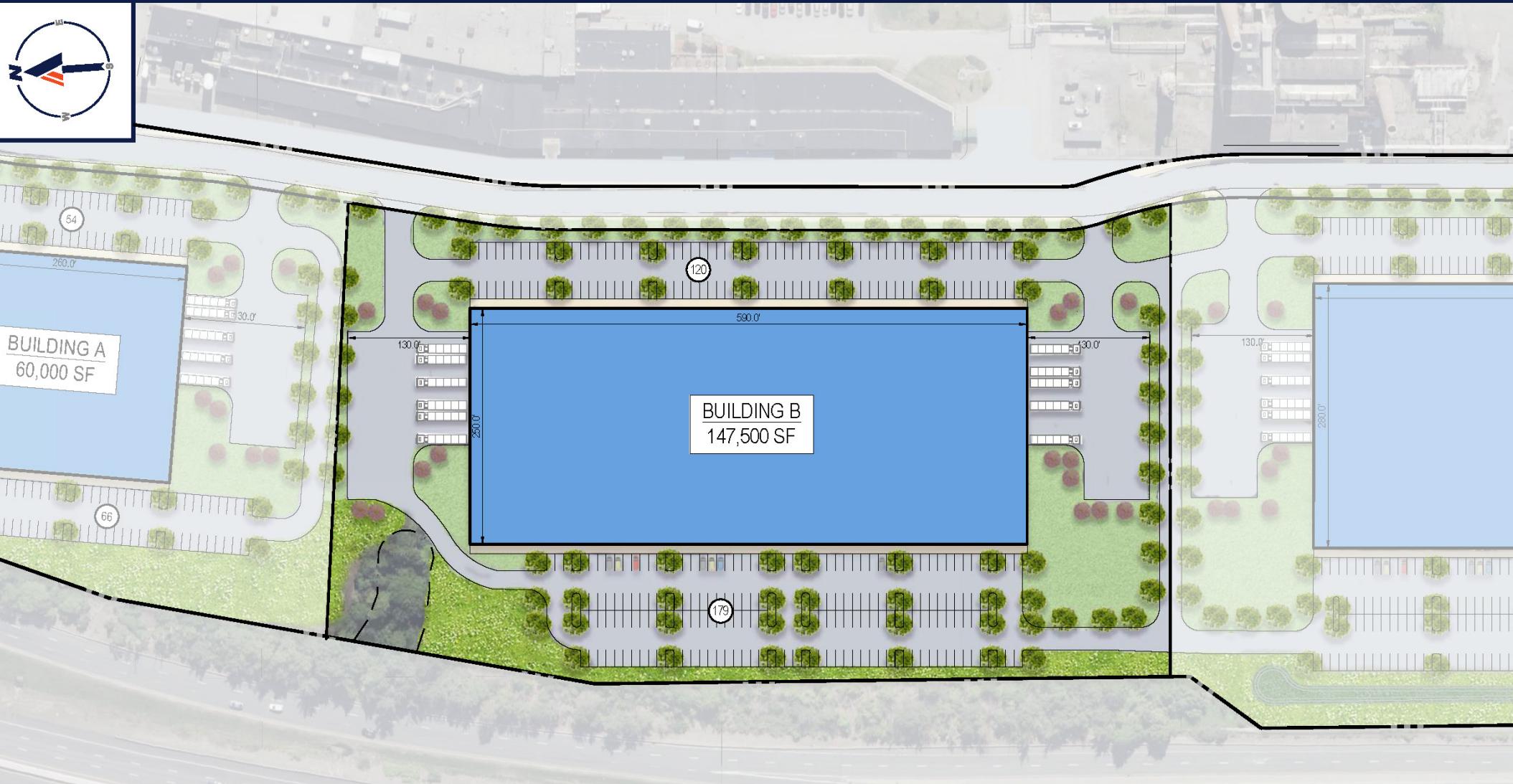
PROPOSED LOADING: UP TO 10 DOCKS

FOOTPRINT: 60,000 ± SF

BUILDING DIMENSIONS: 260' X 230'

PARKING RATIO: 1.5 SPACES / 1,000 SF

CLEAR HEIGHT: UP TO 40 FEET



BUILDING B: CONCEPTUAL DESIGN

LAND ACRES: 10 ± Acres

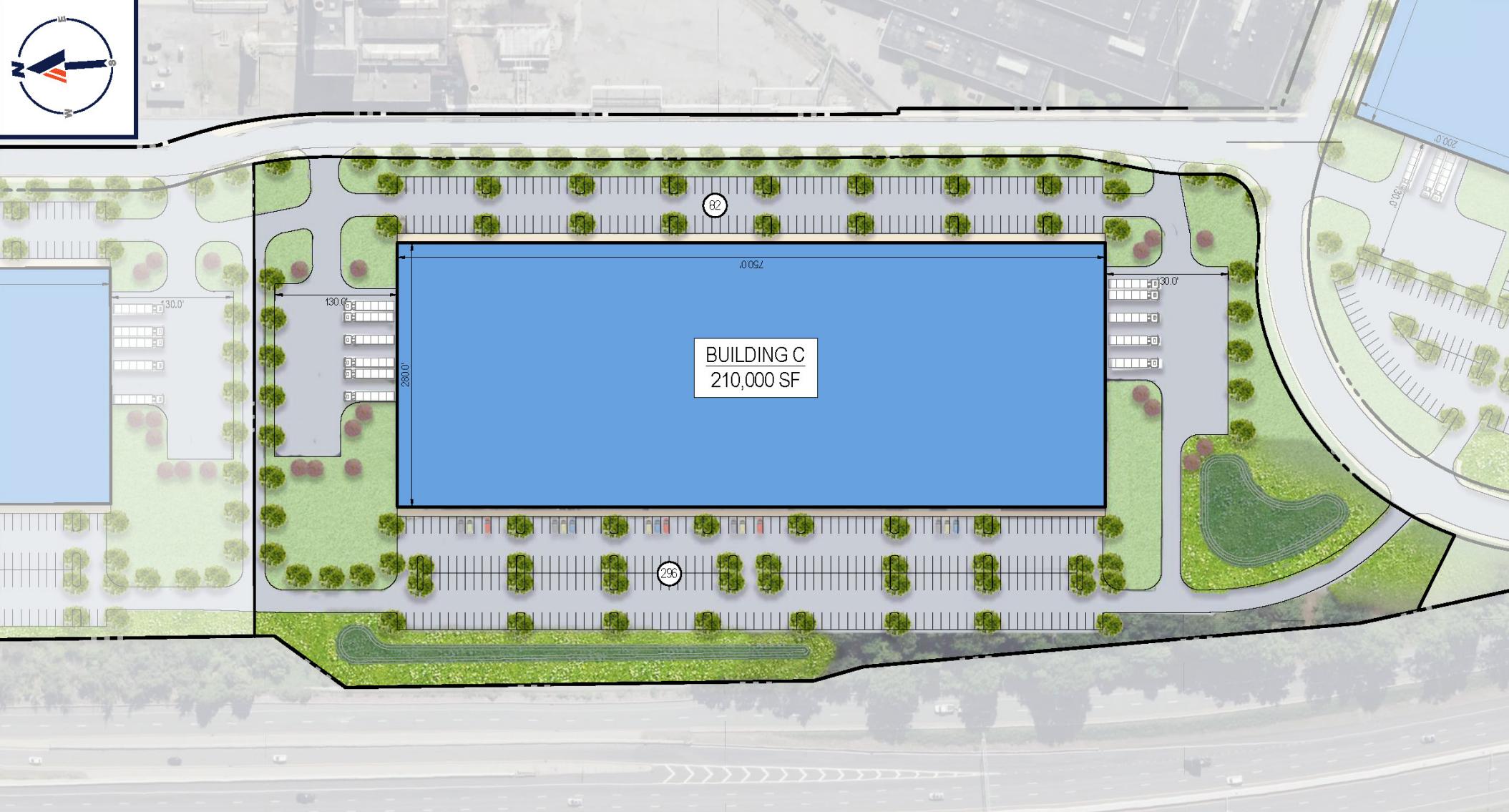
PROPOSED LOADING: UP TO 18 DOCKS

FOOTPRINT: 147,500 ± SF

BUILDING DIMENSIONS: 590' X 250'

PARKING RATIO: 1.5 SPACES / 1,000 SF

CLEAR HEIGHT: UP TO 40 FEET



BUILDING C: CONCEPTUAL DESIGN

LAND ACRES: 14 ± Acres

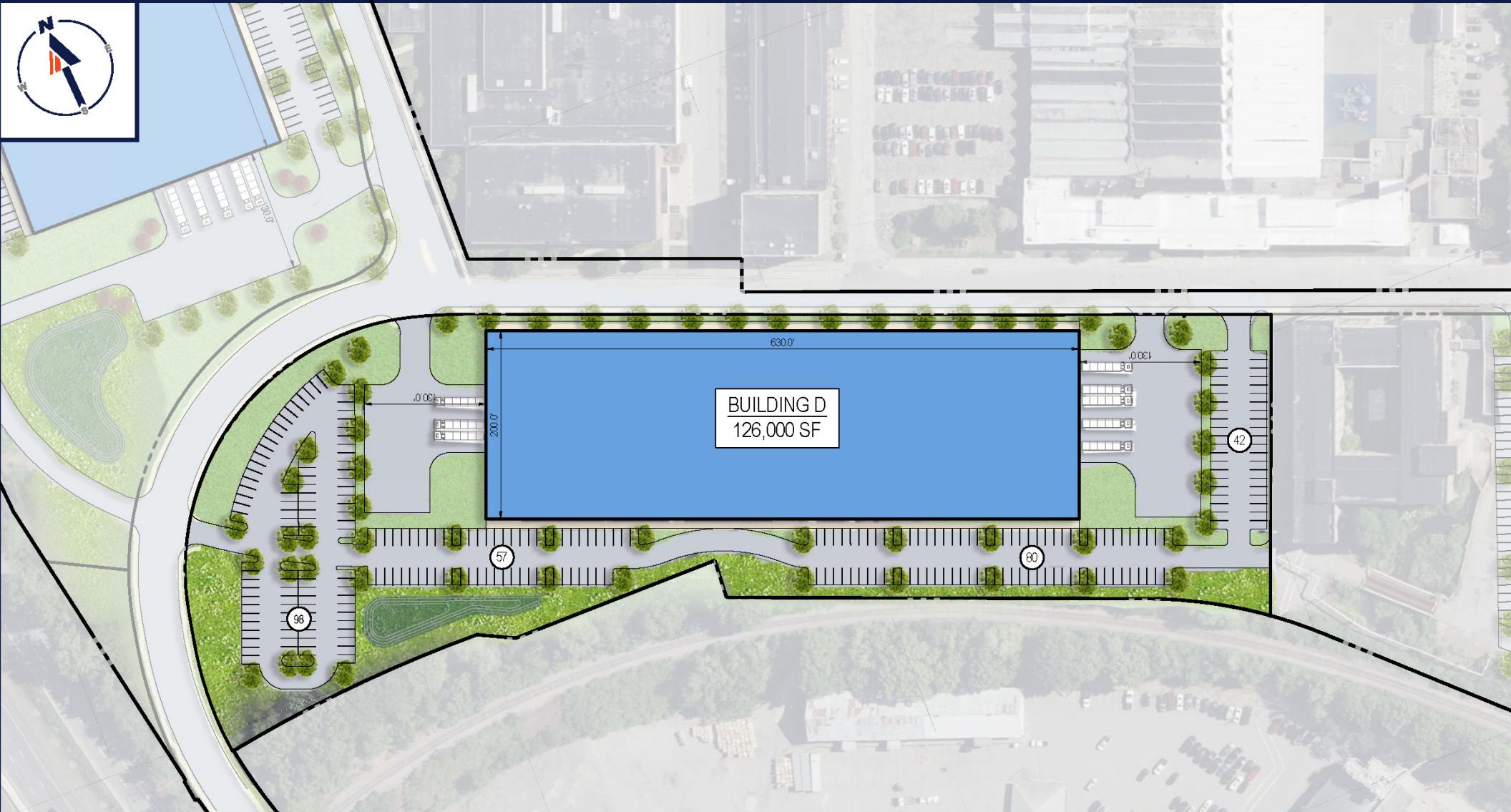
PROPOSED LOADING: UP TO 20 DOCKS

FOOTPRINT: 210,000 ± SF

BUILDING DIMENSIONS: 750' X 280'

PARKING RATIO: 1.5 SPACES / 1,000 SF

CLEAR HEIGHT: UP TO 40 FEET



BUILDING D: CONCEPTUAL DESIGN

LAND ACRES: 8.5 ± Acres

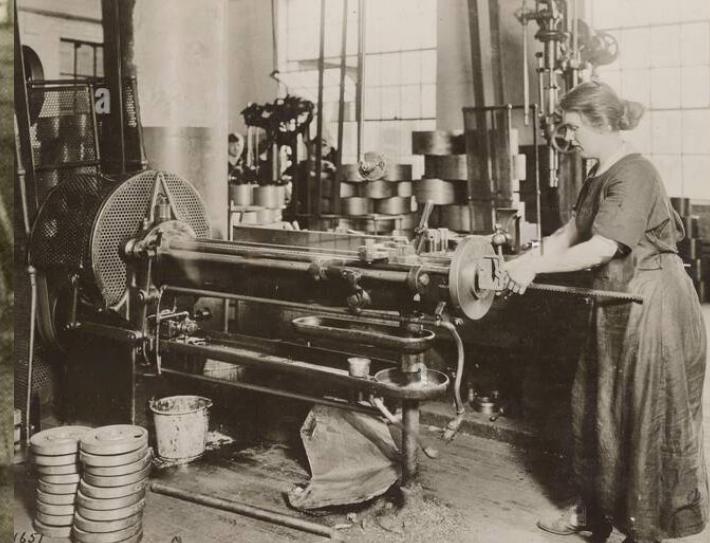
FOOTPRINT: 126,000 ± SF

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

91

INTERSTATE
84

INTERSTATE
395

146

190

INTERSTATE
495

INTERSTATE
290

90

20

9

128

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

abbvie



POLAR



COGMEDIX

EATON

Reed
Machinery, Inc.

RANDWHITNEY

ACUREN

amazon

verizon[✓]

Honeywell
Aerospace

NELES

PremaTech
ADVANCED CERAMICS.

SIEMENS

CURTIS

COORSTEK.

EMUGE
HIGH PERFORMANCE TOOLS

FedEx[®]

plastiXs[®]
manufacturing solutions

Phillips
Precision

WAITES
INDUSTRIAL

WIREFAB INC.

CCME
C&C METALS ENGINEERING

ArcBest

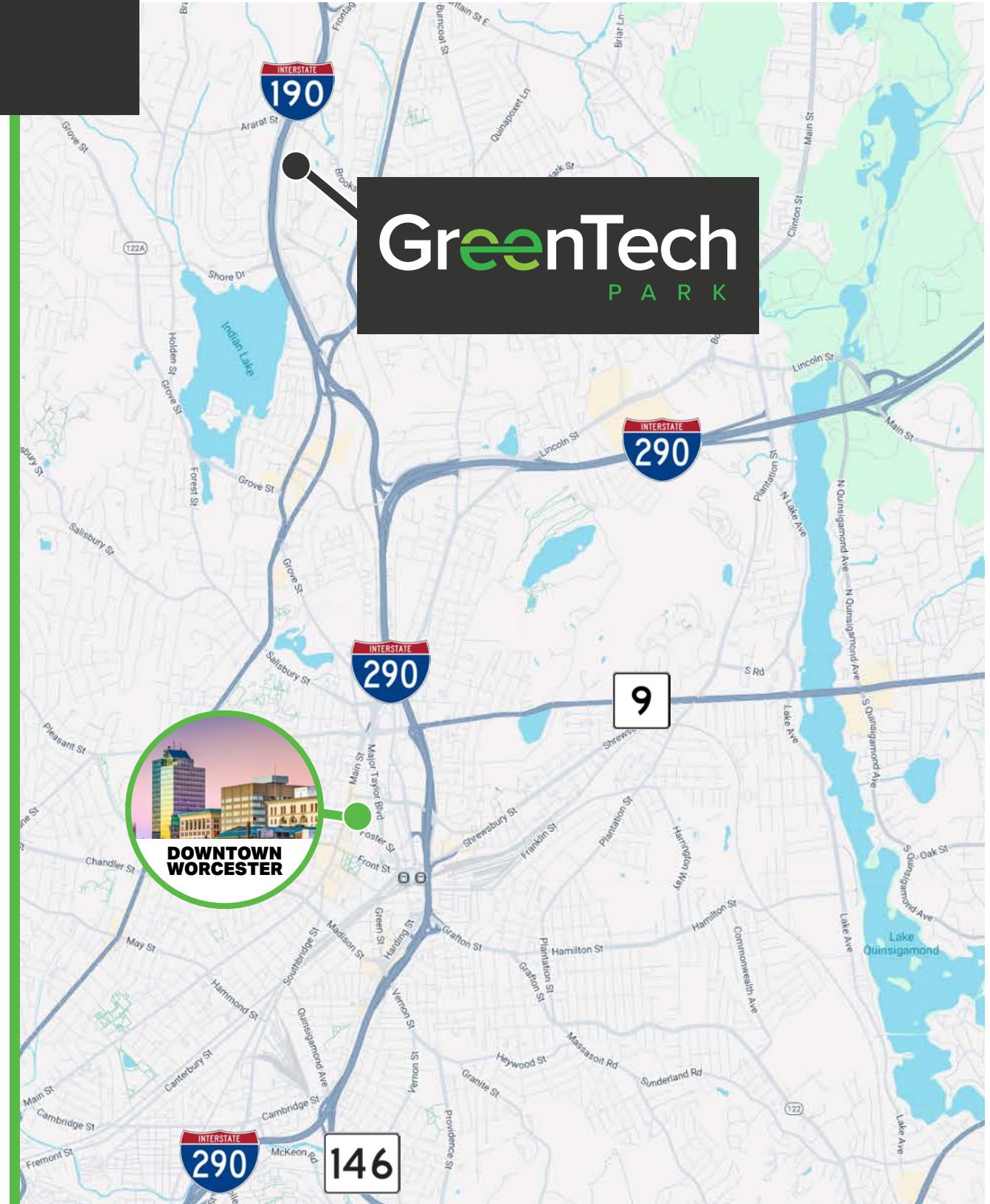
Table Talk

PRIMETALS
TECHNOLOGIES

LOWELL
CORPORATION

EPS
POLYMER DISTRIBUTION

KINEFAC



WORCESTER WORKFORCE & EDUCATION

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)

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



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)

