

120 Goddard Memorial Drive
Worcester, MA

*Flexible industrial space.
Built for modern operations.*

±29,596 square foot modern industrial/manufacturing facility on ±3.36 acres.



120 GODDARD MEMORIAL DRIVE
WORCESTER, MA

Property overview

120 Goddard Memorial Drive presents a rare opportunity to lease 29,596 SF of industrial space strategically located within the Worcester Airport Industrial Park, one of Worcester's long-established industrial parks. Located on ± 3.36 acres, the property is zoned A-1, permitting a wide range of industrial, warehouse, distribution, and production-related uses.



The building is designed to accommodate both single-user occupancy and multi-tenant configurations, with two distinct areas tailored to modern industrial demand:

$\pm 29,596$ SF Class A High-Bay Warehouse & Office Component:

Featuring modern clear heights, efficient loading capabilities, and an integrated sales/office area, this premium warehouse space supports logistics, distribution, or hybrid sales/operations functions while maintaining Class A efficiency and functionality.

Together, these components create a versatile industrial building that can serve owner-users, investors, and tenants seeking scalable, high-quality industrial space in a supply-constrained Worcester County market.

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Building *specifications.*

TOTAL BUILDING SIZE	±40,725 SF
PARCEL SIZE	±3.36 Acres
ZONING	A-1
AVAILABLE SPACE	29,596 SF
LOADING	3 Loading Docks
OFFICE COMPONENT	Integrated sales/administrative are within warehouse side
PARKING	Ample off-street parking for employees, visitors, and operations

CEILING HEIGHTS	23.5’ high-bay warehouse section with modern clear heights
POWER:	4,000/AMP/277/480V, three-phase
WATER & SEWER	City of Worcester
HVAC	Natural gas (warehouse heat); Electric (office A/C)
LEASE RATE	\$9.50/SF (NNN)
AVAILABLE	June 1, 2027

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Occupancy Highlights

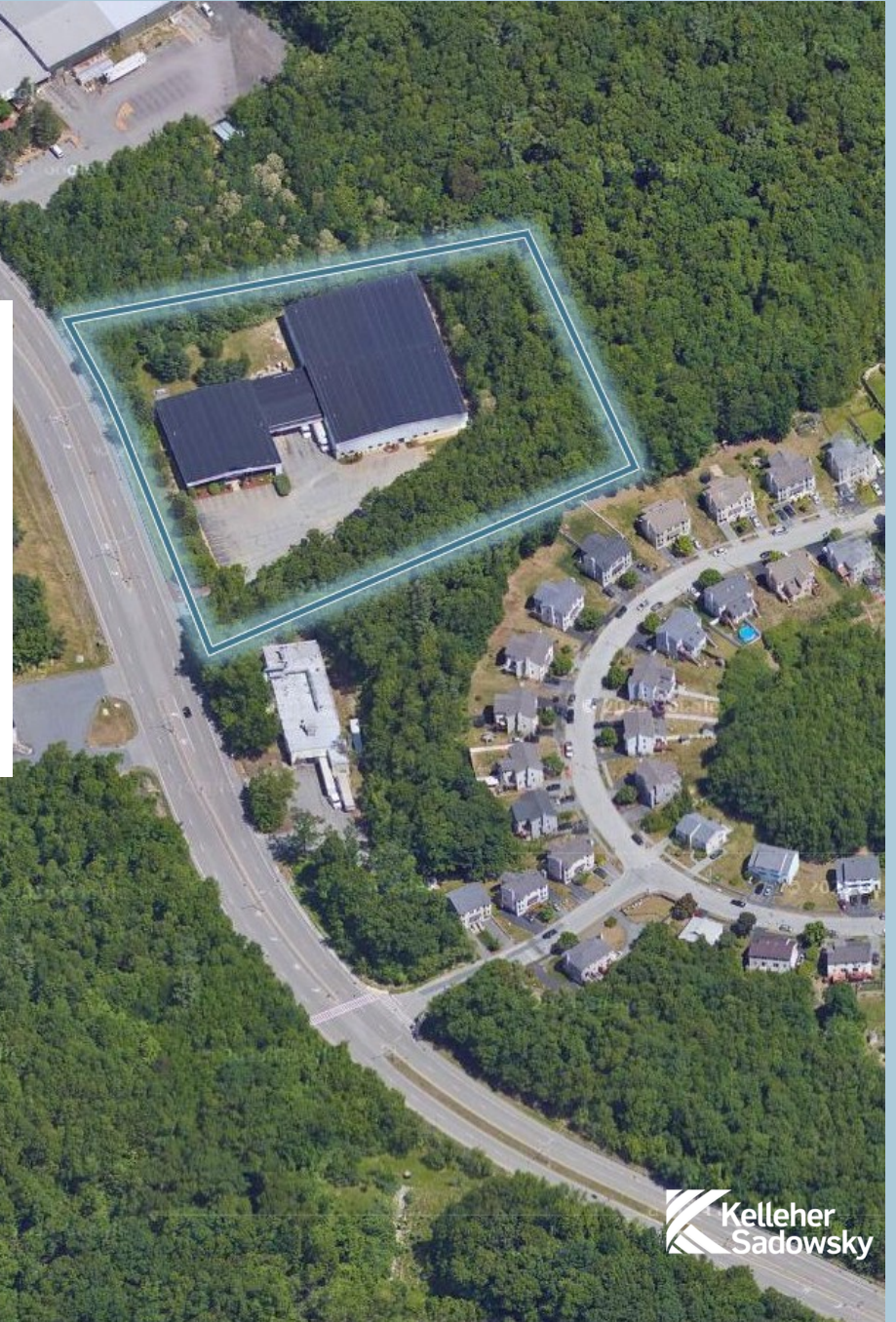
CLASS A INDUSTRIAL SPACE: ±29,596 SF with high-bay warehouse and integrated office/sales areas.

LOCATION: Strategic Worcester location within the established Worcester Airport Industrial Park.

±3.36-ACRE SITE: A functional setting for industrial, warehouse, distribution, and production operations.

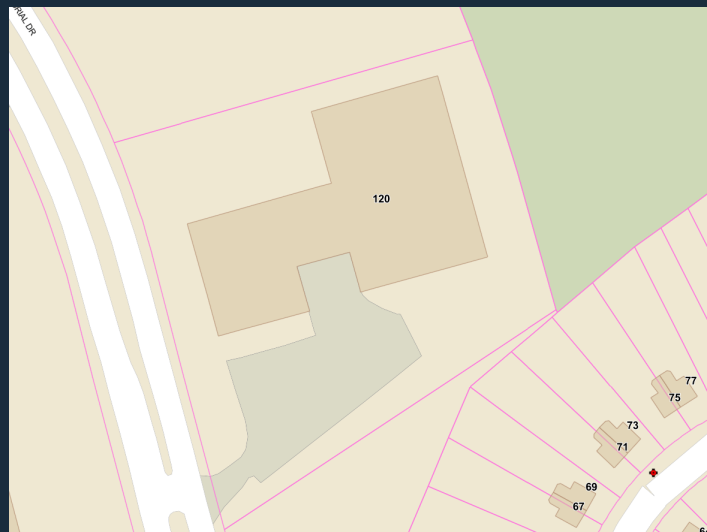
FLEXIBLE OCCUPANCY OPTIONS: Designed to accommodate both single-user and multi-tenant configurations.

MODERN WAREHOUSE FUNCTIONALITY: Efficient loading capabilities, high clear heights, and a layout suited for logistics and distribution users.



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Visualize your future location.



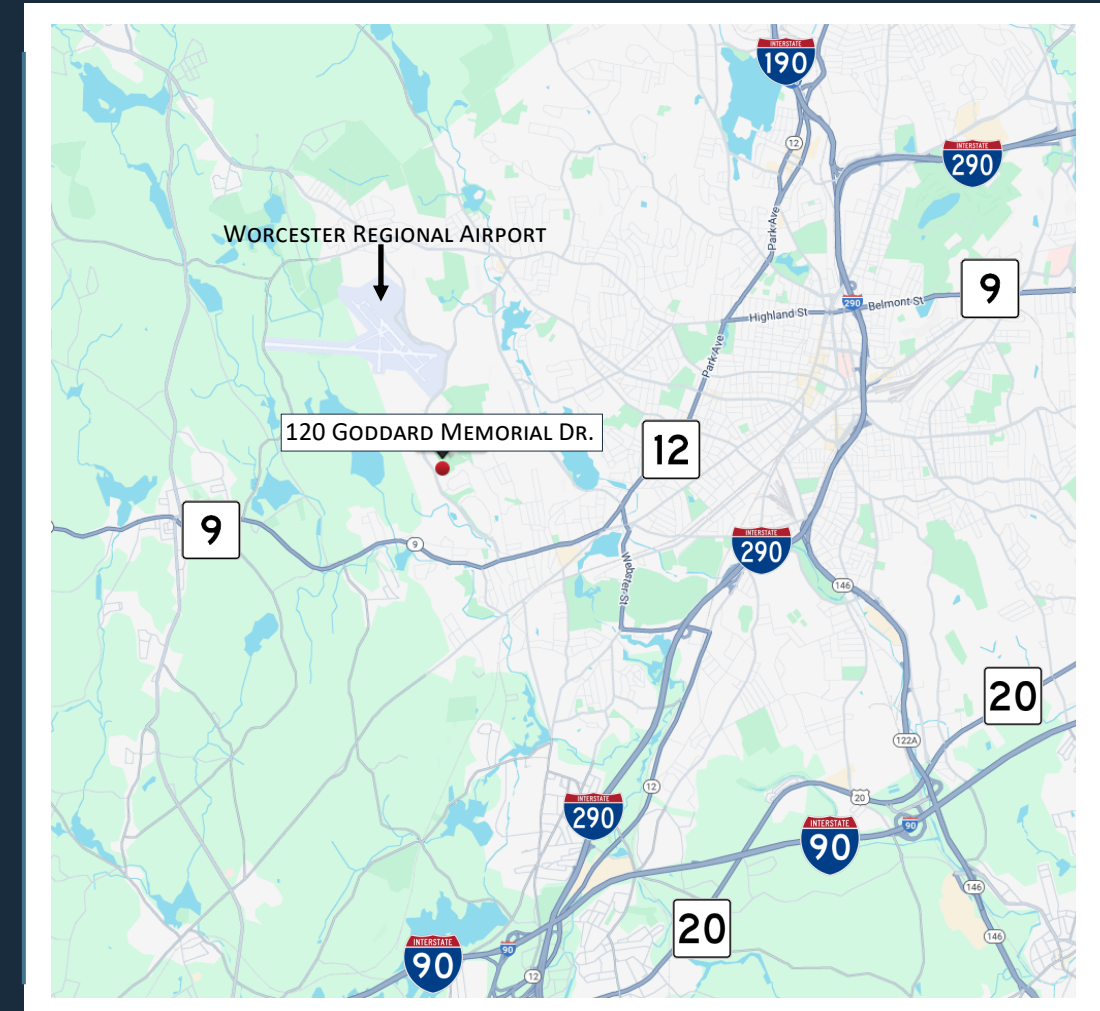
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Airport proximity. Highway access. Industrial advantage.

The property is located in the Worcester Airport Industrial Park, directly adjacent to Worcester Regional Airport and surrounded by a mix of manufacturing, warehouse, technology, aviation, and service-oriented businesses.

This strategic location offers:

- **Excellent highway connectivity, with fast access to Route 20, I-290, I-190, and the Mass Pike in Auburn (I-90).**
- **Direct proximity to regional and national logistics corridors.**
- **A strong labor pool drawn from Worcester and surrounding Central MA communities.**
- **An established industrial environment with stable commercial infrastructure.**



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Request
a tour.

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