20 ROCKDALE STREET

WORCESTER, MA

URBAN INFILL INDUSTRIAL ASSET | ±62,000 SF | 2 BUILDINGS

OFFERED FOR SALE

$3,100,000

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS

20 ROCKDALE STREET
WORCESTER, MA

PROPERTY SPECIFICATIONS

ADDRESS	20 Rockdale Street, Worcester, MA
TOTAL BUILDING SIZE	±62,000 SF (2 buildings)
LAND SIZE	±2.67 AC
WAREHOUSE/OFFICE	90%/10%
YEAR BUILT	1935
CLEAR HEIGHT	22'
DOORS	3
POWER	3p Heavy
ZONING	MG-0.5
ROOF MATERIAL	Tar and Gravel
CONSTRUCTION	Masonry
CLEAR HEIGHT	22 Feet
DOORS	2 total, 1 Drive In (8' w x 12' h)
CRANES	Multiple

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present 20 Rockdale Street, Worcester, MA, a premier 62,000 square foot industrial/flex asset located in the heart of Worcester's established Greendale industrial submarket. Situated on 2.67 acres, the property is strategically positioned just minutes from Interstates 190 and 290, providing exceptional regional connectivity to Greater Boston, Springfield, and Providence. With close proximity to Worcester Union Station and Worcester Regional Airport, the location offers seamless access to key transportation infrastructure supporting both regional and last-mile distribution capabilities.

The offering includes two interconnected buildings totaling approximately 62,000 square feet. The primary structure comprises ±51,000 SF, featuring a functional layout with approximately 90% warehouse and 10% built-out office space—ideal for industrial, distribution, or commercial users seeking operational efficiency. The secondary building, located on Brooks Street, consists of ±11,500 SF and mirrors a similar warehouse-to-office ratio, making it well-suited for supplemental operations, overflow capacity, or a potential standalone user. The site also benefits from a dedicated surface parking area, providing ample space to accommodate both employee vehicles and logistical requirements.

Zoned MG-0.5, the property allows for a broad spectrum of uses including warehousing, light manufacturing, R&D, and open storage. Its layout, infrastructure, and generous parking capacity offer strong utility for a wide range of users, while the multi-building format creates subdivision or multi-tenant potential. With its scale, strategic location, and built-in operational advantages, 20 Rockdale Street represents a rare opportunity to acquire a versatile industrial asset in one of Central Massachusetts' most accessible and established logistics corridors.

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CONTRACTOR BAY OPPORTUNITY

The building's layout, zoning, and access infrastructure make it an ideal candidate for repositioning into contractor bays or a multi-tenant small-bay industrial facility. Its combination of drive-in loading, segmented floor plan, and generous parking allows for flexible demising and lease-up strategies targeting trades, service providers, and other light industrial users underserved in the local market.

STRATEGIC LOCATION

Located in Worcester, New England's second-largest city, the property offers direct access to I-190 and I-290, connecting to Boston, Springfield, and Providence within 60 minutes. Its Greendale location positions it within a key logistics and commuter corridor.

ZONING FLEXIBILITY

The site is zoned MG-.5, allowing for a broad range of uses including industrial, warehouse/distribution, manufacturing, R&D, office, and educational facilities—providing strong adaptability for future re-tenanting or redevelopment.

LARGE INDUSTRIAL FOOTPRINT WITH EXPANSION POTENTIAL

The substantial warehouse and office building sits on approximately 2.67 acres, with a clear height of ~22 feet, dock and drive-in loading, 3-phase power, and over 100 parking spaces—supporting various industrial and institutional needs.

AMPLE PARKING & ACCESS

With over 100 on-site spaces and proximity to public transit, the site supports employee-heavy operations such as medical, nonprofit, and community services, as well as more traditional industrial tenants.

UNDERSUPPLIED INDUSTRIAL MARKET

Worcester's industrial sector continues to experience low vacancy rates and upward pressure on lease rates, driven by spillover from Boston and MetroWest. The property offers a value play relative to higher-priced submarkets in the region.


20
ROCKDALE
STREET
WORCESTER, MA
QUINSIGAMOND
COMMUNITY COLLEGE
6,942 ENROLLED
WORCESTER COUNTRY CLUB
20
ROCKDALE
STREET
DOLLAR TREE
meineke
W BOYLSTON ST 12,861 VPD
BROOKS ST 6,279 VPD

20 ROCKDALE STREET

WORCESTER, MA

LOCAL SUBMARKET

Industrial demand in Worcester continues to outpace supply, with vacancy rates under 3% and limited new construction. Tenants are increasingly drawn to functional, well-located buildings that offer flexible space for light manufacturing, warehouse, and trade uses. Zoning regulations, such as MG-0.5, allow for a broad mix of industrial and commercial uses, supporting both established businesses and new entrants to the market. This favorable regulatory environment, coupled with proximity to major highways and population centers, enhances Worcesters' appeal as a logistics and operations hub. As a result, investor interest in industrial assets across the region remains strong, driven by stable occupancy and long-term growth potential.

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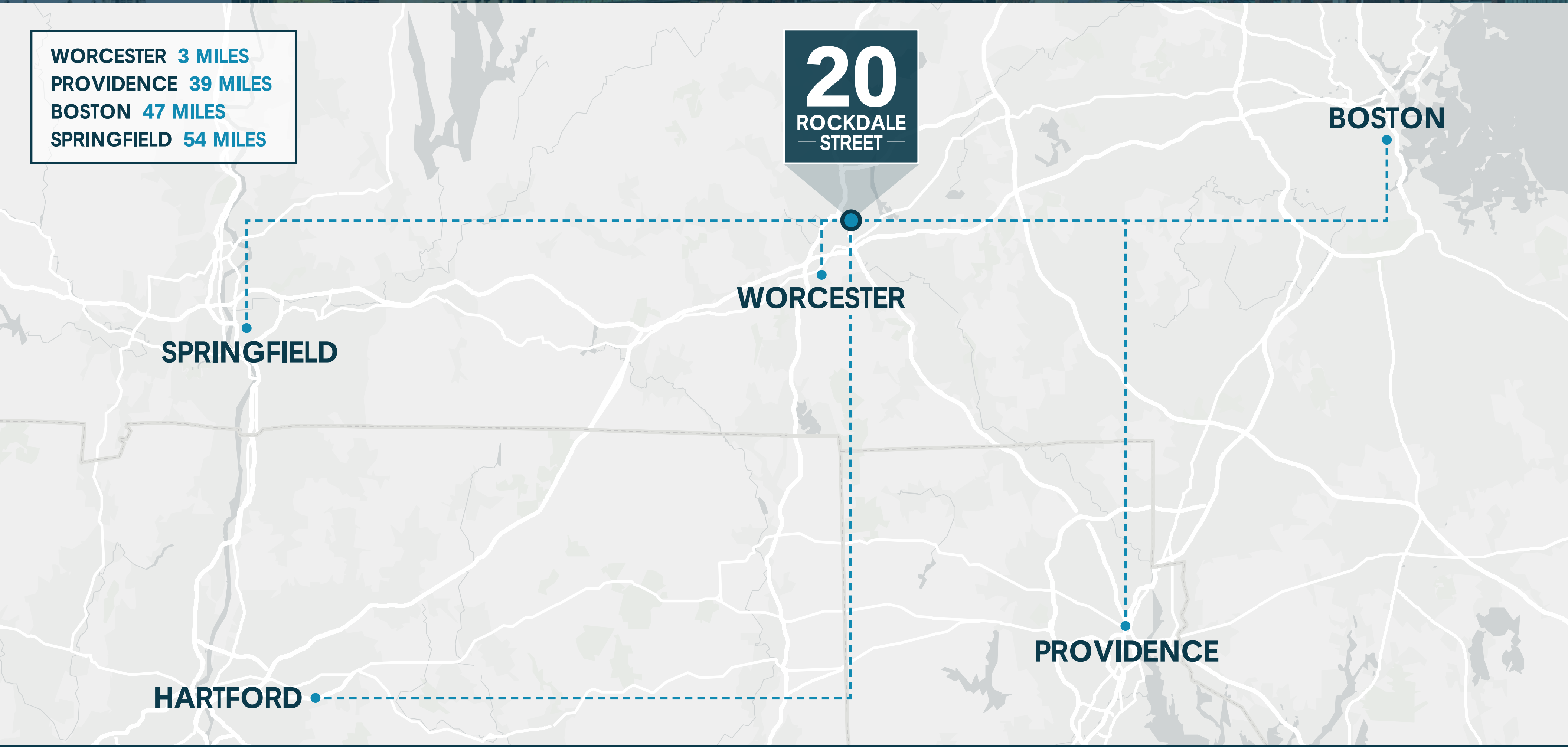
Worcester, Massachusetts, is the second-largest city in New England and a growing economic hub within Central Massachusetts. With a population of over 200,000 and a broader regional workforce of more than 500,000, Worcester benefits from a diverse economy anchored by healthcare, higher education, life sciences, advanced manufacturing, and logistics. Its central location provides access to Boston, Providence, and Springfield within a one-hour drive, making it a strategic choice for industrial users and service-based businesses.

The city has experienced steady growth driven by significant public and private investment, including hospital expansions, biotech incubators, and infrastructure improvements. Worcester is home to more than 10 colleges and universities, contributing to a skilled labor pool and fostering innovation across multiple sectors. The city has also attracted regional distribution operations and contractor-based industries due to its affordability and highway accessibility.

With direct access to I-190, I-290, and Route 12, and connectivity to the Massachusetts Turnpike (I-90), Worcester sits at the crossroads of New England's major transportation routes. Its infrastructure, affordability, and deep labor pool continue to make it one of the most compelling industrial submarkets in the region.



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Exclusively Offered By

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