

CLASS A INDUSTRIAL PROPERTY FOR SALE

130 & 130R-2 GODDARD MEMORIAL DRIVE

Worcester, MA 01603



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PROPERTY DESCRIPTION

130 & 130R-2 Goddard Memorial Drive presents a rare opportunity to acquire a highly functional 31,140 square foot industrial/manufacturing facility, strategically located within the Worcester Industrial Park, one of Worcester’s most established and sought-after industrial hubs.

Originally constructed in 1981, the property sits on ±6.73 acres, offering an oversized lot with potential for future expansion or additional development.

The City of Worcester designates the property under Industrial Park (IP-0.33) zoning, allowing for a wide range of uses including wholesale distribution, research and development, and manufacturing operations.

This Class A facility features a high-bay warehouse with modern clear heights, efficient loading capabilities, and a well-integrated office and sales component. This versatile layout supports logistics, distribution, and hybrid operational uses while maintaining best-in-class efficiency and functionality.

OFFERING SUMMARY

Sale Price:	\$3,600,000
Building Size:	31,140 SF
MBLU:	<ul style="list-style-type: none"> • 130: 56-10-0000Q • 130R-2: 56-010-0000S
Year Built:	1981
Combined Parcel Size:	±6.73 Acres
Zoning:	Industrial Park (IP-.33)
Construction Type:	Industrial grade steel & masonry
Loading:	<ul style="list-style-type: none"> • 2 loading docks • 1 Drive-In
Office Component:	Integrated sales and admin area within warehouse side
Parking:	Ample off-street parking for employees, visitors, and operations
Modern Clear Heights:	18' - 24' high-bay warehouse section
Power:	<ul style="list-style-type: none"> • 1,200/AMP/277/480V, three-phase • On-site backup generator
Water & Sewer:	City of Worcester
HVAC:	Natural gas (warehouse heat); Electric (office A/C)



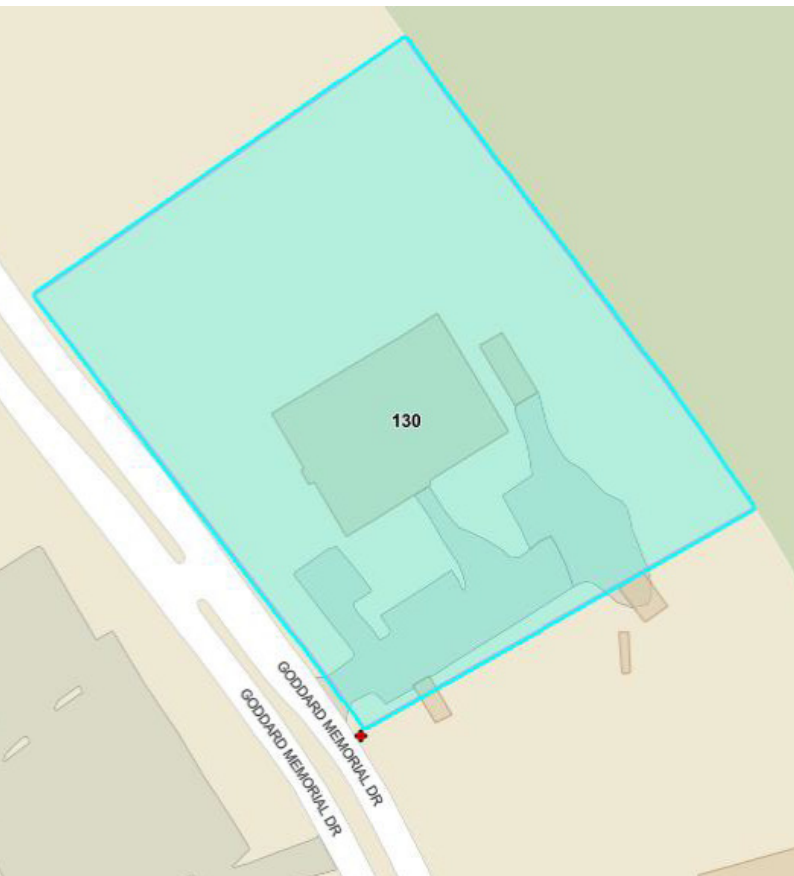
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EXPANSION CAPABILITIES

The property's ±6.73-acre site presents a compelling opportunity for future expansion, outdoor storage, or complementary development, a rarity within the tightly constrained Worcester industrial market. With a current building footprint of approximately 31,140 square feet, the site offers significant excess land area that may support additional warehouse, manufacturing, distribution, or flex industrial expansion, subject to permitting and municipal approvals.

The Industrial Park (IP-0.33) zoning designation further enhances the property's long-term flexibility by accommodating a broad range of industrial and commercial uses, including manufacturing, research and development, warehousing, wholesale distribution, and ancillary office operations. This zoning framework positions the asset to adapt alongside evolving tenant and owner-user requirements.

The property's layout and oversized parcel also create the potential for expanded parking fields, trailer storage, additional loading infrastructure, or outdoor operational areas that can support modern logistics and manufacturing users. In a market where developable industrial land is increasingly limited, 130 & 130R-2 Goddard Memorial Drive offers both immediate functionality and a scalable long-term growth opportunity within one of Central Massachusetts' premier industrial corridors.



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Location & Accessibility

