

CLARK STREET
LEICESTER, MA

Central Gateway
Warehouse &
Distribution
Facility

Strategic location. Development ready.

±13.47 acres of strategically located development land offering exceptional access and flexible zoning.

Price Reduction: \$450,000



56

**Lot lines are approximate*

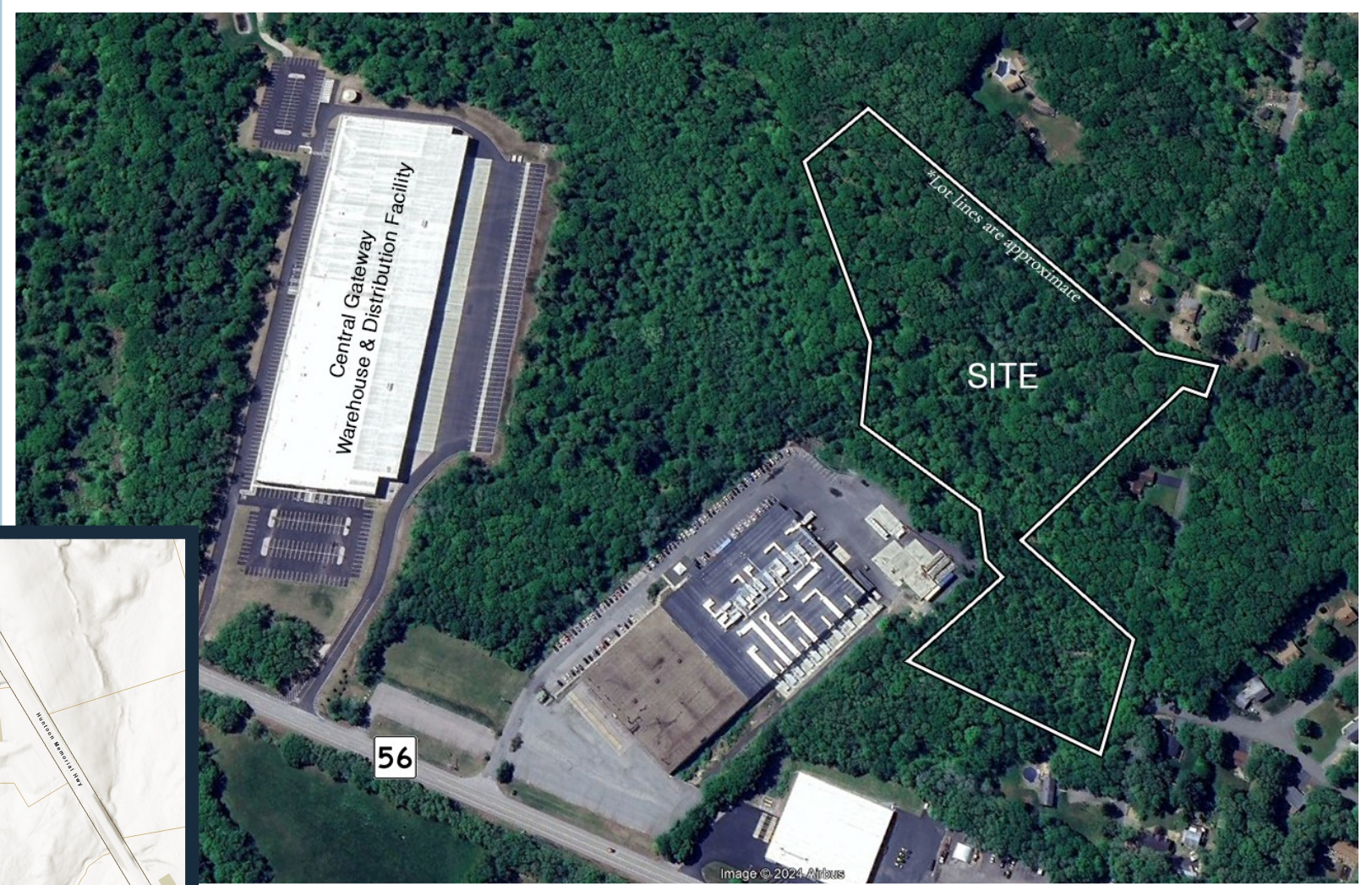
SITE

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Property Overview

Kelleher & Sadowsky Associates has been retained as the exclusive sales agent for this ±13.47-acre development opportunity located in Leicester, Massachusetts. A complete topographic survey and preliminary wetland delineation have been completed by VHB and are available in both PDF and AutoCAD formats. Conceptual development plans for multiple potential uses are included within the offering package.



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Conceptual development plans

Parcel 4 - Conceptual Warehouse Option
100,000+/- SF Warehouse/Distribution
100+/- Parking Spaces, 20+/- Loading Docks



Concept plan by: 

Parcel 4 - 55+ Senior Residential Option
3 Story Condo Building - 70+/- Units
1 Story/2 Car Garage Duplex 1,500 SF Units - 12+/- Units



Concept plan by: 

CLARK STREET
LEICESTER, MA

Zoning

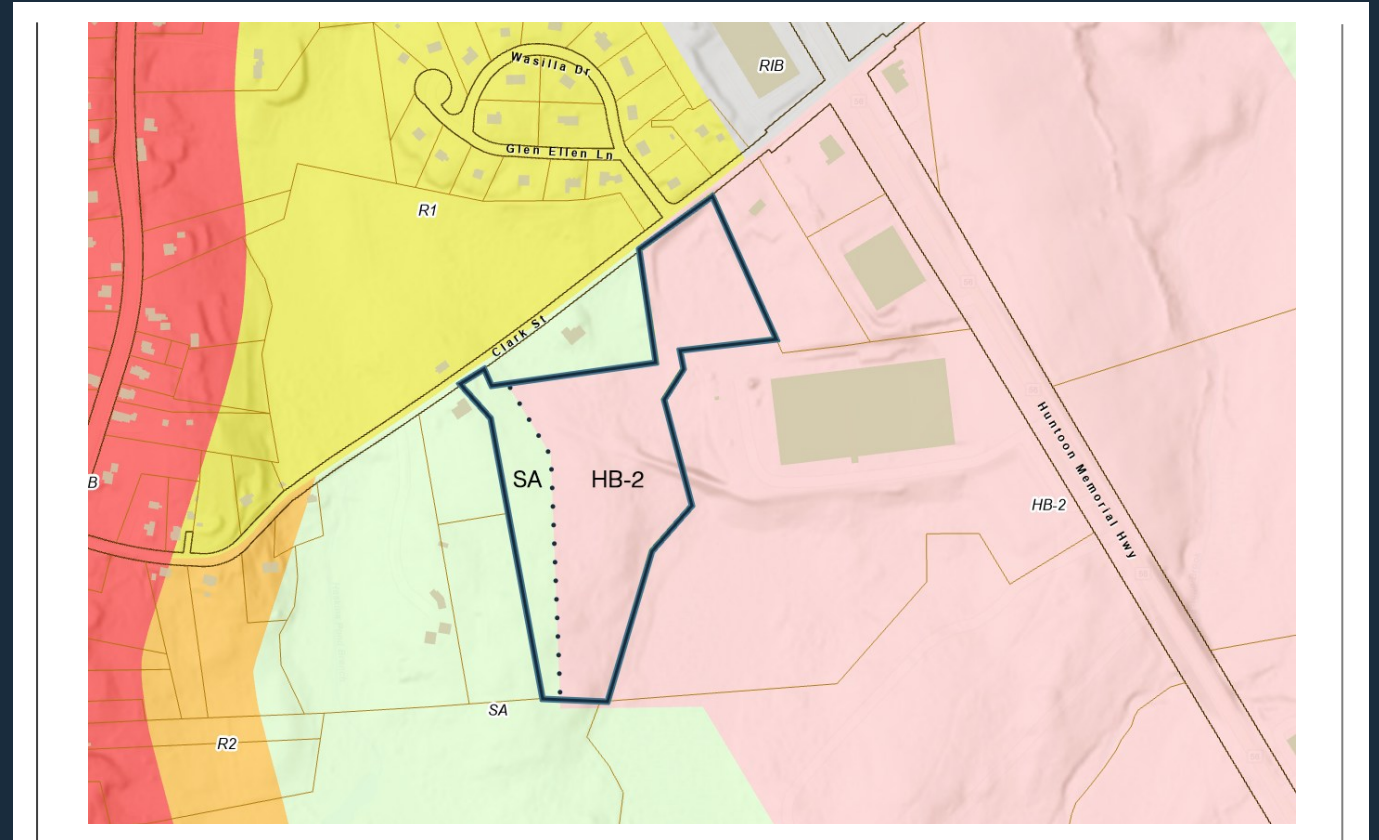
The lot is primarily zoned as Highway Business-Industrial and located within the Town of Leicester Marijuana Facility Overlay District. Municipal utilities exist within roadways around the site.

By-right uses include but are not limited to

- Storage, warehouse, and distribution
- Manufacturing or other industrial related uses
- Wholesale related business
- Marijuana establishment (non-retail in nature)
- Solar development

Special Permit uses include but are not limited to:

- Self-storage facility
- Marijuana retailer
- Vehicle service or related uses
- Trucking depot or related uses

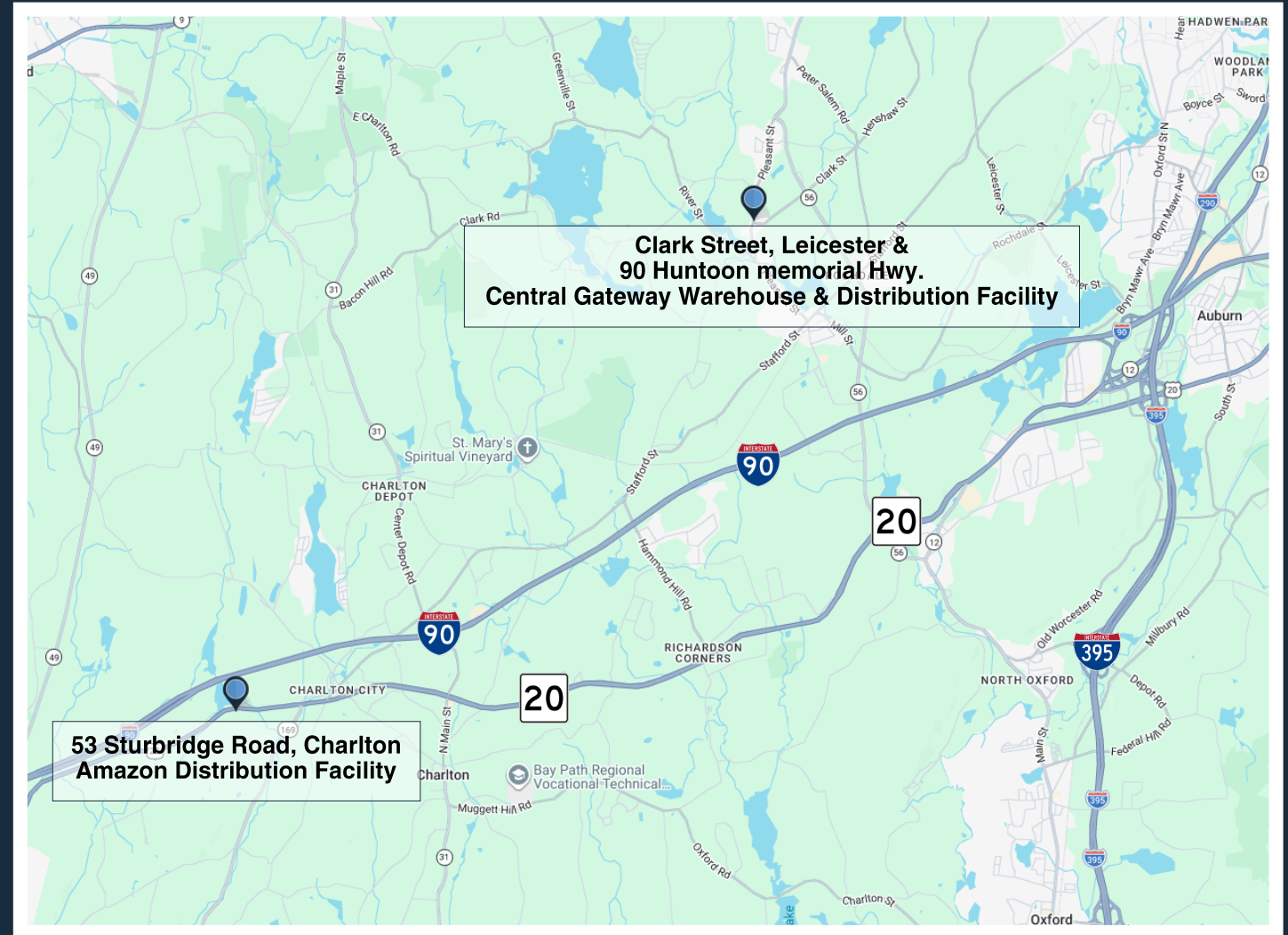


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Area development activity

The immediate Clark Street area continues to benefit from significant industrial and commercial investment. Immediately adjacent to the property is Central Gateway, a 267,000± square foot Class A warehouse and distribution facility developed by The Brennan Group and John M. Corcoran & Company. The facility has been completed and is now part of the region's growing logistics and industrial corridor, further reinforcing the area's appeal for commercial and industrial users.

Approximately 8 miles southwest of the property, the 2.8 million square foot Amazon distribution facility at 53 Sturbridge Road in Charlton has been completed, representing one of the largest industrial developments in Central Massachusetts. Together with other recent investments throughout the I-90 and Route 20 corridor, these projects continue to strengthen the region as a premier location for warehousing, distribution, manufacturing, and logistics operations.



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Request
a tour.

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This information has been obtained form sources believed reliable. Kelleher & Sadowsky Associates, Inc. has not verified it makes no guarantee, warranty, or representation about it, Any projections, opinions, assumptions, or estimates used are for example only. Prospective purchasers should conduct an independent investigation of the property.

