

66 SOUTHGATE STREET
WORCESTER, MA

Standalone Flex Space with Excellent Regional Access

Well suited for contractors, service providers, office users, and storage users.



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Property overview

Brian Johnson & Ross Miner of Kelleher & Sadowsky Associates, Inc. are pleased to offer 66 Southgate Street, Worcester as available for sale. The ±3,040 SF standalone flex building is a great fit for a local contractor, service provider, office user, or storage user.

The building was formerly utilized as a research & development facility for an environmental testing company and includes office space, an overhead door, and storage space. The property was recently re-zoned into Worcester’s Business Limited (BL-1).

BL-1 ZONING



MINUTES FROM DOWNTOWN WORCESTER



OVERHEAD DOOR



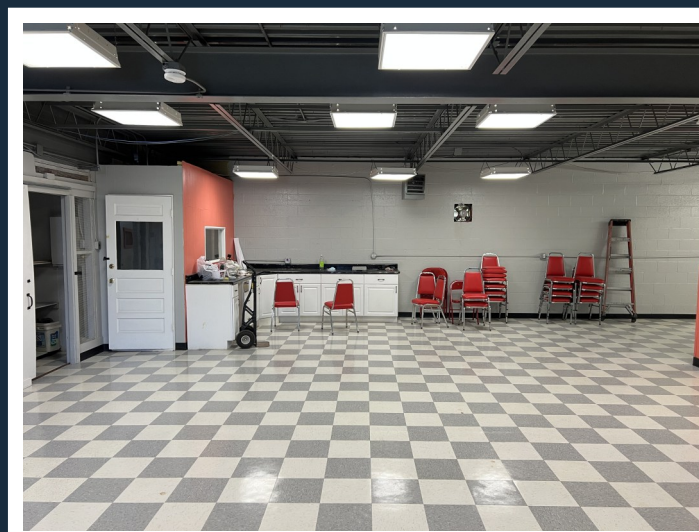
ON-SITE STORAGE SPACE



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Offering Summary.

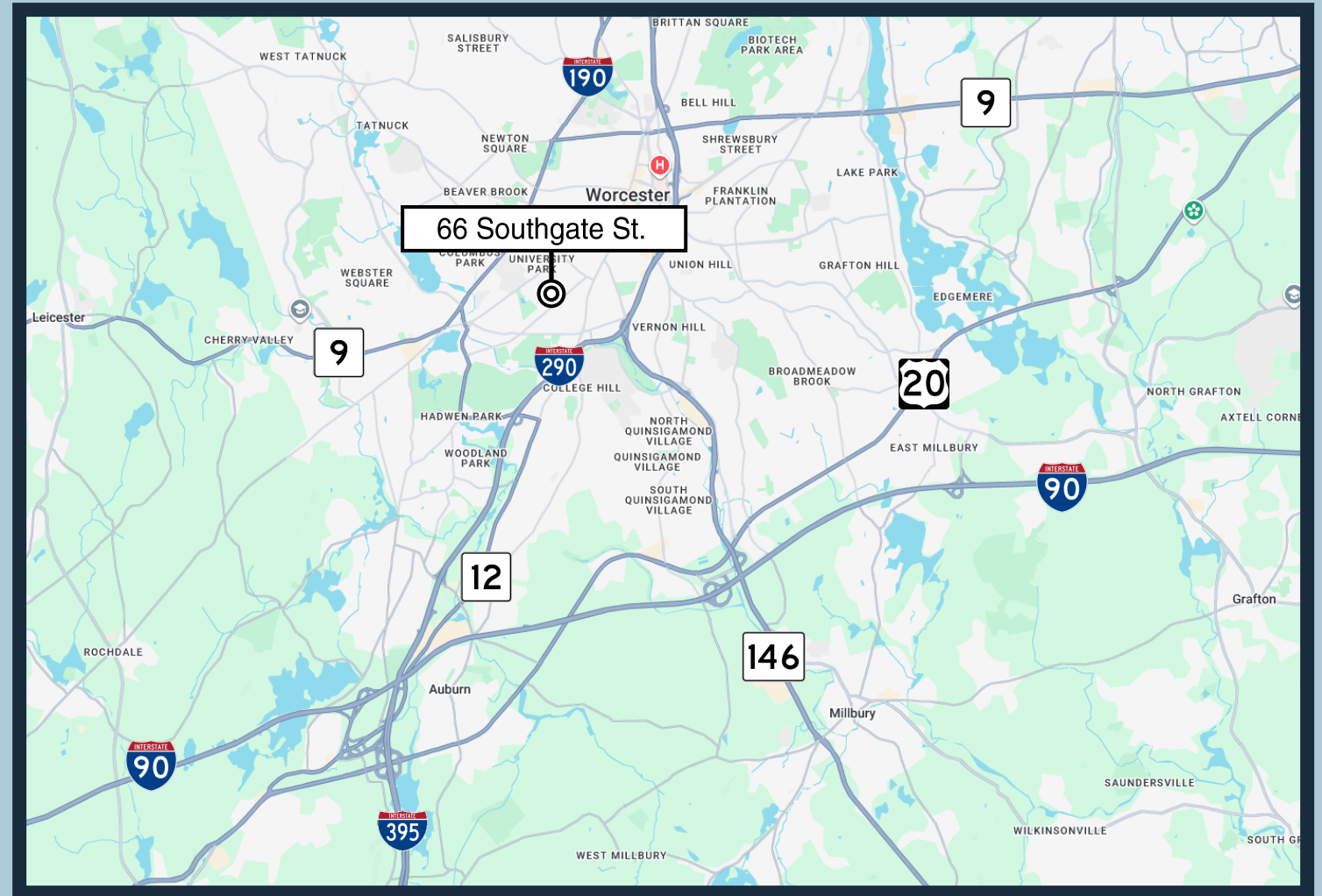
PROPERTY TYPE	Flex
BUILDING SIZE	3,040 SF
LOT SIZE	±0.13 Acres
YEAR BUILT	1950
PARKING	6 On-Site Spaces
LOADING	One (1), 8' Overhead Drive-In Door
UTILITIES	Electricity, Water & Sewer. Gas can be connected.
FY2026 RE TAXES	\$7,596.28
SALE PRICE	\$399,999



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Location & Access

66 Southgate Street is strategically located just minutes from Downtown Worcester, offering convenient access to the region's major transportation routes. The property provides excellent connectivity to I-290, Route 146, and the Massachusetts Turnpike (I-90), allowing for efficient travel throughout Central Massachusetts and the Greater Boston area. Its accessible Worcester location makes the property well suited for contractors, service providers, office users, and businesses requiring convenient regional access.



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Request
a tour.

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Kelleher & Sadowsky

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