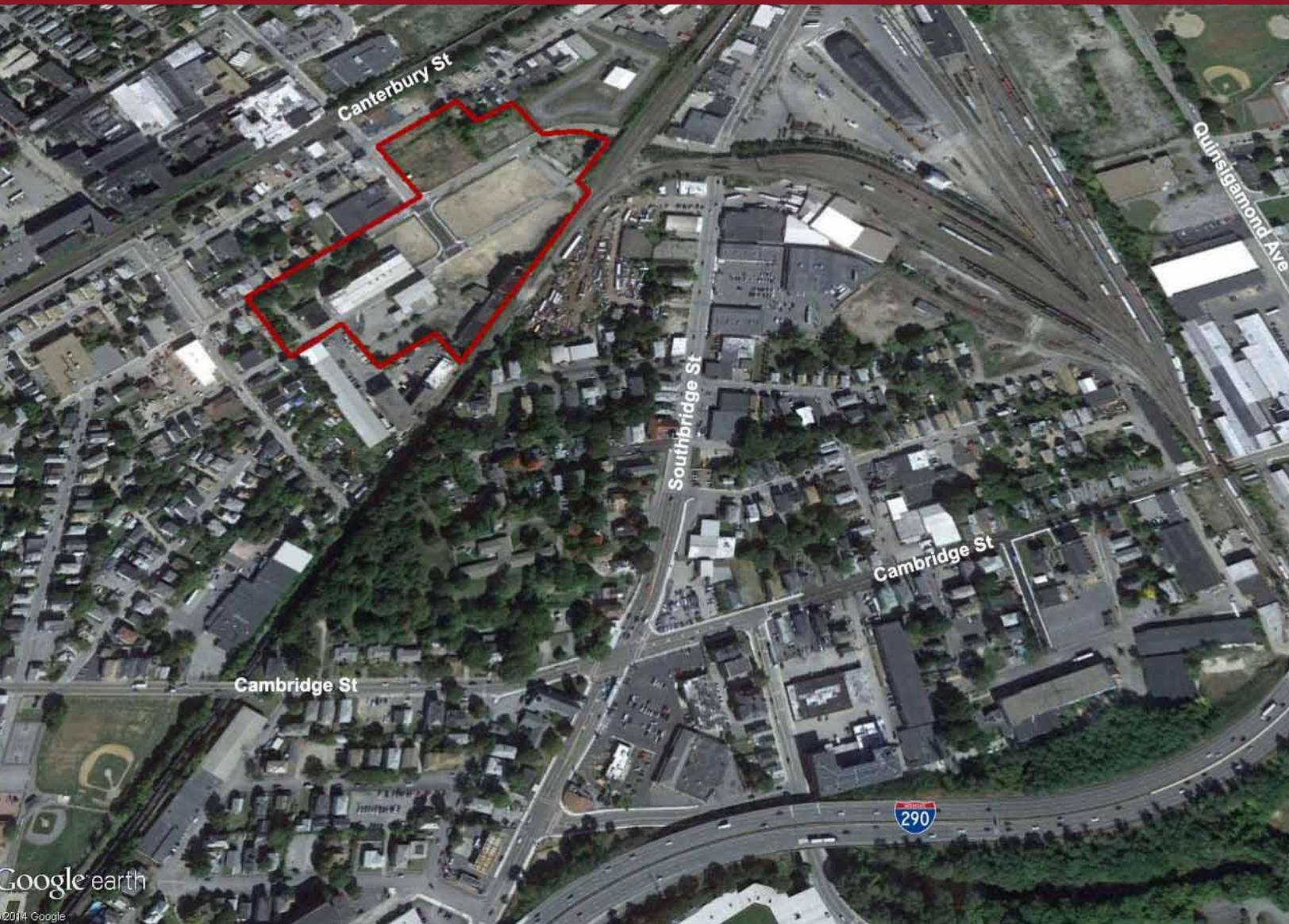


South Worcester Industrial Park (SWIP) Land for Sale

Worcester, MA



Excellent Opportunity for Build to Suit

SWIP is ideally located in the southern part of the city, just off Southbridge Street, close to Interstate 290, Rt. 146, and the Port of Worcester. There are various size lots which can accommodate a wide variety of uses. In addition, the city is offering property tax exemption scenarios depending on building size and number of jobs created. The land has been environmentally cleaned and the city has completed infrastructure upgrades, and utilities are in place.

Glickman Kovago & Company

47 Harvard Street, Worcester MA 01609
www.glickmankovago.com

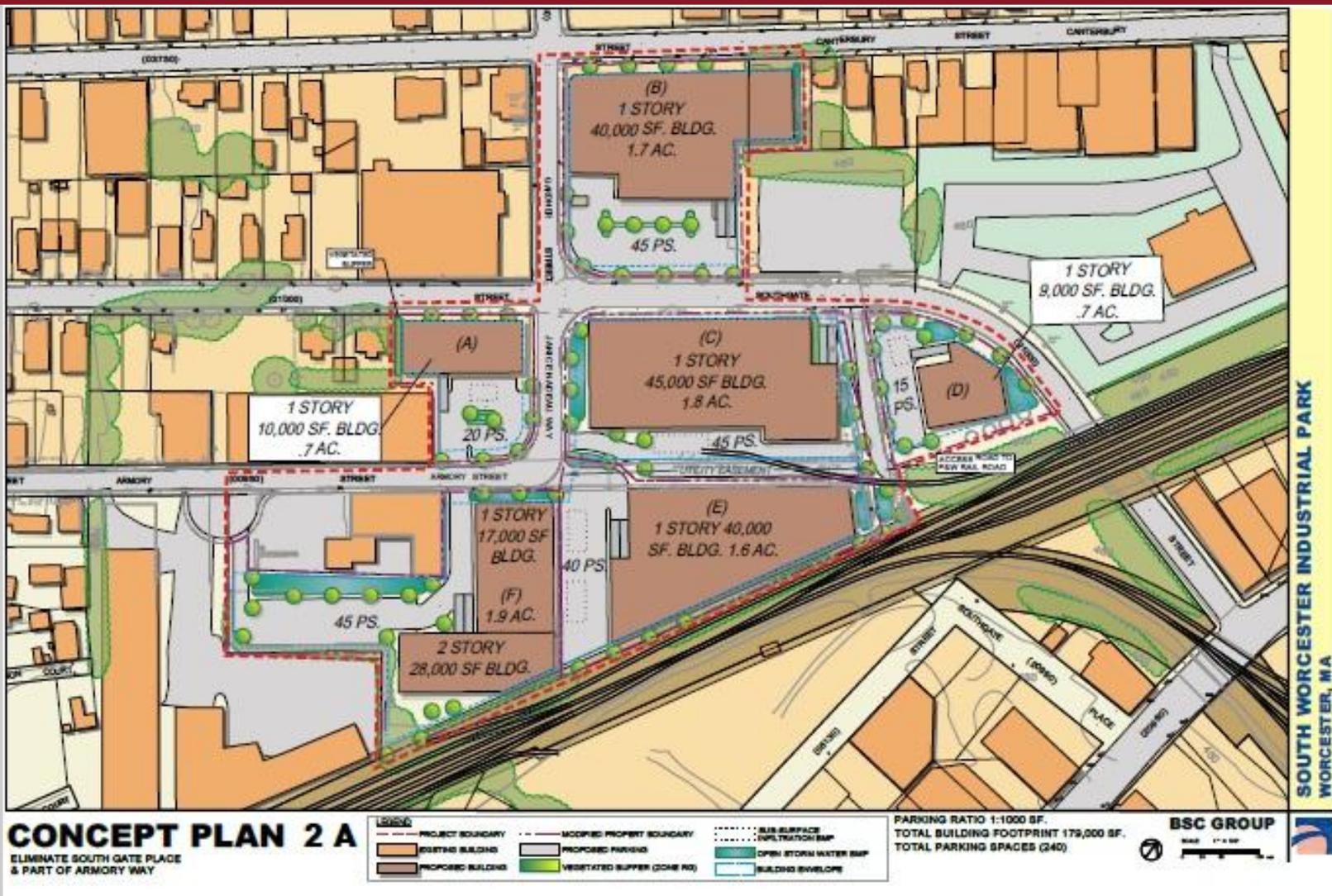
contact information:
David Brasington | 508.753.9100 x.225 | 508.769.6600
dbrasington@glickmankovago.com

Mike Ivas | 508.753.9100 x.230 | 508.753.4588
mivas@glickmankovago.com

Peter Kovago | 508.753.9100 x.223 | 508.847.6844
pkovago@glickmankovago.com

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease and withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.

South Worcester Industrial Park (SWIP) Land for Sale Worcester, MA



Excellent Opportunity for Build to Suit

Lots shown, building size and location are only “suggestive”. Utilities have been stubbed to lots and the City of Worcester is encouraging and supportive of business and industry here. Some lots could be combined ie. E + F. Trucking is easy as Southgate Street roadway was lowered under the bridge to allow clearance for trucking.

- **Zoning:** MG-2
- **Pricing:** \$125,000/acre
- **Preferred Uses:** Fabrication, Assembly, Processing, Packaging, Production, Research & Development, Office

Glickman Kovago & Company

47 Harvard Street, Worcester MA 01609
www.glickmankovago.com

contact information:
David Brasington | 508.753.9100 x.225 | 508.769.6600
dbrasington@glickmankovago.com

Mike Ivas | 508.753.9100 x.230 | 508.753.4588
mivas@glickmankovago.com

Peter Kovago | 508.753.9100 x.223 | 508.847.6844
pkovago@glickmankovago.com

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease and withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.

South Worcester Industrial Park (SWIP) Land for Sale

Worcester, MA



Parcel	Address	Acres	Max Size Bldg	Environmental
A	25 Southgate St	.7	10KSF	Some minor cleanup
B	49 Canterbury St	1.7	40KSF	AUL on portion
C	25 Southgate St	1.8	45KSF	Clean
D	26 Southgate Pl	.7	9KSF	Clean
E	17 Southgate Pl	1.6	40KSF	Clean
F	65 Armory St	1.9	45KSF	Clean

Glickman Kovago & Company

47 Harvard Street, Worcester MA 01609
www.glickmankovago.com

contact information:
David Brasington | 508.753.9100 x.225 | 508.769.6600
dbrasington@glickmankovago.com

Mike Ivas | 508.753.9100 x.230 | 508.753.4588
mivas@glickmankovago.com

Peter Kovago | 508.753.9100 x.223 | 508.847.6844
pkovago@glickmankovago.com

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease and withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.