

FOR LEASE

LORNELL
REAL ESTATE



7 HENRY STREET

WORCESTER, MASSACHUSETTS • SHREWSBURY STREET CORRIDOR

Versatile industrial + office building available in three configurations

INDUSTRIAL
Warehouse space

OFFICE
2nd-floor suite

ENTIRE BLDG
±21,844 SF

PROPERTY OVERVIEW

7 Henry Street is a rare commercial opportunity on high-traffic Shrewsbury Street, with quick access to Route 9 and I-290. Lease the entire building as a single headquarters, or take just the industrial or office space — a flexible fit for logistics, light manufacturing, distribution, or professional teams.

±21,844 SF

BUILDING SIZE

±22,000 SF (0.51 AC)

LOT SIZE

BG-2 • Business General

ZONING

19 off-street spaces

PARKING



AERIAL — SHREWSBURY STREET FRONTAGE

THREE WAYS TO LEASE

01 INDUSTRIAL

Expansive open-span warehouse with high ceilings, two drive-in bays, three-phase power, secure storage & restroom.

02 OFFICE

Private offices, kitchenette, private restrooms, abundant natural light & in-unit mini-split climate control.

03 ENTIRE BUILDING

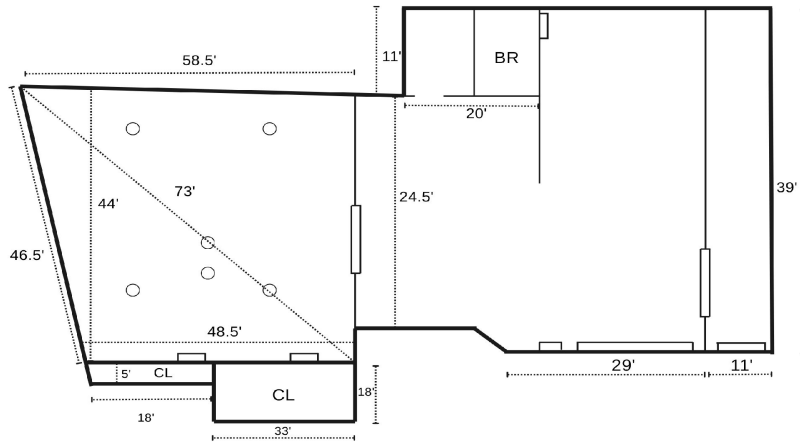
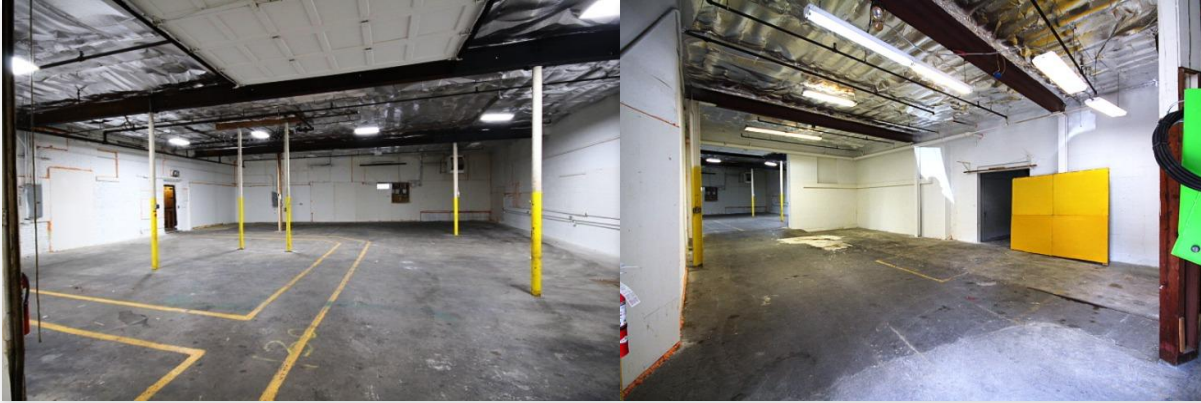
Combine both spaces as a single industrial + office headquarters — ±21,844 SF with 19 parking spaces.

THE SPACES

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INDUSTRIAL

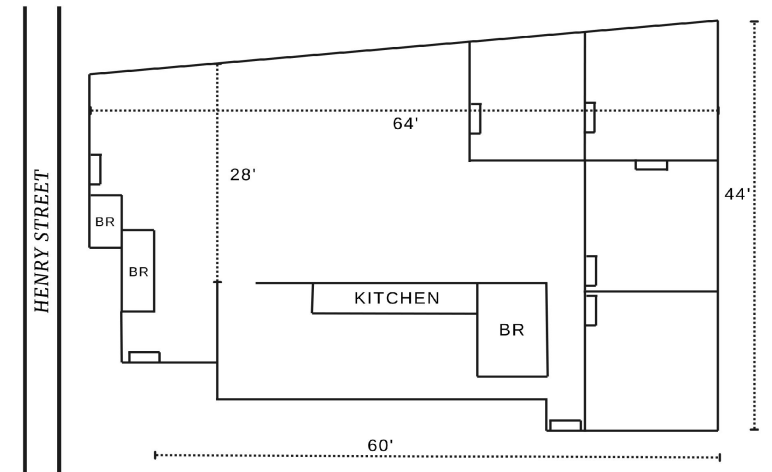
WAREHOUSE



- High ceilings
- Two drive-in garage bays
- Three-phase power
- Open-span layout
- Secure storage

OFFICE

2ND FLOOR



- Private offices
- Kitchenette
- Private restrooms
- Mini-split climate control
- Abundant natural light