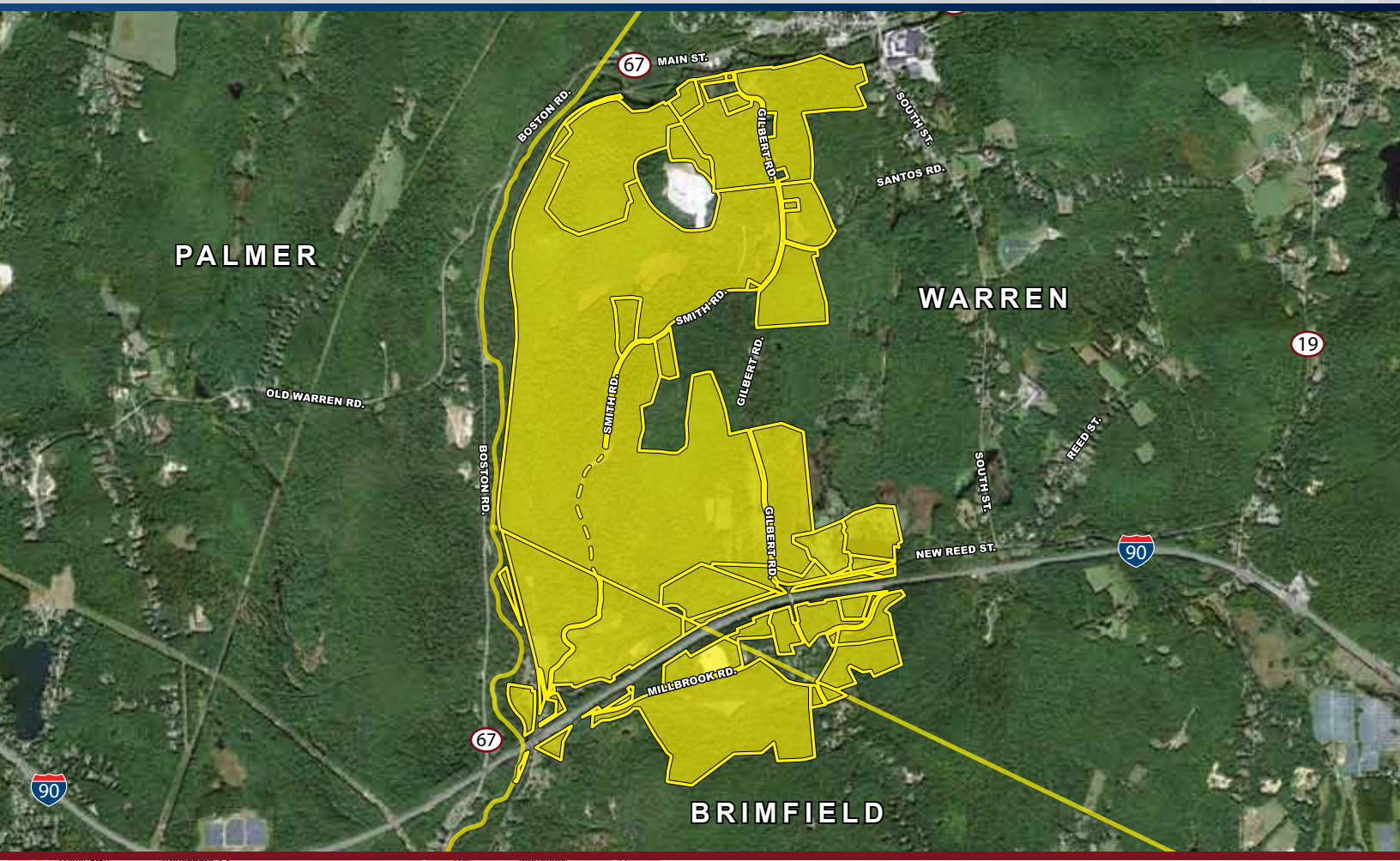
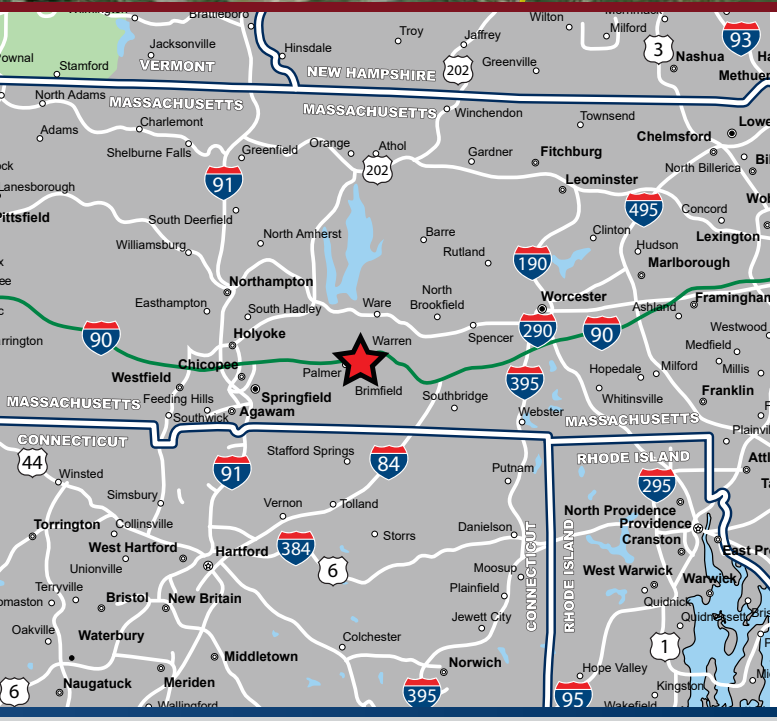
GENERATIONAL DEVELOPMENT OPPORTUNITY

Warren/Brimfield, Massachusetts

FOR SALE





- 1,665+/- Acres Available for Sale
- Located in the Major Development Overlay District
- Warehousing, R&D, Manufacturing, Retail Services, Conference Facility, Renewable/Alternative Energy, Rail Freight Terminals, etc.
- Visibility From I-90
- 6.3 Miles/12 Min to I-90 @ Exit 63
- 20 Mile Population - 601,948
- Boston: 60 Miles / Albany: 100 Miles

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EXECUTIVE SUMMARY:

Eastern Retail Properties is pleased to present a rare generational land acquisition opportunity encompassing approximately 1,665 +/- Acres in Warren and Brimfield, Massachusetts, offering exceptional scale, strategic location, and long-term investment potential. Comprised of approximately 48 parcels, the property features prominent visibility from Interstate 90 (Massachusetts Turnpike), convenient access to Exit 63 approximately 6.3 miles away, and connectivity to major Northeast markets, including Boston, Worcester, Springfield, Hartford, and Albany. A significant portion of the property lies within Warren's Major Development Overlay District (MDOD), providing opportunities for a wide range of uses, including warehousing, distribution, light manufacturing, pharmaceutical and biotechnology research, retail, hospitality, recreational facilities, corporate campuses and rail freight terminals. The property's substantial acreage and diverse development potential make it particularly attractive to large-scale industrial developers, logistics and distribution operators, land trusts, conservation buyers, corporate campuses, institutional users, and master-planned development investors seeking a strategically located regional presence.

LOCATION:

6.3 Miles to I-90
60 Miles to Boston
100 Miles to Albany

ZONING: MDOD

Major Development Overlay District

Warehousing, Pharmaceutical/Biotech R&D, Manufacturing, Retail Services, Renewable / Alternative Energy, Rail Freight Terminal, Agricultural, Hotel, Conference Facility, Service Station, etc.

DEMOGRAPHICS:

*(2026 Est.)

Radius	Population*	Med.HH Inc.*
5 mile	19,089	$72,591
10 mile	73,859	$96,467
15 mile	207,151	$195,448
20 mile	601,948	$87,059

PROPERTY KEY

#	ADDRESS	PARCEL (AC.)
1	GILBERT ROAD WARREN	0.51
2	REAR MAIN STREET WARREN	7.10
3	GILBERT ROAD WARREN	3.67
4	GILBERT ROAD WARREN	77.03
5	GILBERT ROAD WARREN	96.00
6	GILBERT ROAD WARREN	14.00
7	GILBERT ROAD WARREN	56.04
8	SMITH ROAD WARREN	769.05
9	GILBERT ROAD WARREN	.50
10	GILBERT ROAD WARREN	24.05
11	GILBERT ROAD WARREN	0.81
12	GILBERT ROAD WARREN	37.05
13	SMITH ROAD WARREN	10.70
14	SMITH ROAD WARREN	7.30
15	GILBERT ROAD WARREN	58.06
16	QUABOAG RIVER BRIMFIELD	2.60
17	151 WASHINGTON ROAD BRIMFIELD	69.00
18	MILLBROOK ROAD BRIMFIELD	66.50
19	GILBERT ROAD WARREN	33.00
20	REAR MILLBROOK ROAD BRIMFIELD	1.50
21	GILBERT ROAD WARREN	4.10
22	1118 GILBERT ROAD WARREN	8.50
23	BROOK ROAD WARREN	17.00
24	BROOK ROAD WARREN	24.00
25	BROOK ROAD WARREN	6.20
26	BROOK ROAD WARREN	4.20
27	BROOK ROAD WARREN	0.51
28	BROOK ROAD WARREN	4.31
29	BROOK ROAD WARREN	1.60
30	171 WASHINGTON ROAD BRIMFIELD	3.80
31	156 WASHINGTON ROAD BRIMFIELD	0.39
32	MILLBROOK ROAD BRIMFIELD	2.14
33	QUABOAG RIVER BRIMFIELD	1.05
34	4 MILLBROOK ROAD BRIMFIELD	3.00
35	MILLBROOK ROAD BRIMFIELD	2.00
36	MILLBROOK ROAD BRIMFIELD	18.55
37	KNOX TRAIL ROAD WARREN	6.20
38	GILBERT ROAD WARREN	9.42
39	GILBERT ROAD WARREN	16.04
40	KNOX TRAIL ROAD WARREN	5.80
41	KNOX TRAIL ROAD WARREN	1.40
42	REAR KNOX TRAIL ROAD WARREN	0.24
43	5 KNOX TRAIL ROAD WARREN	13.03
44	KNOX TRAIL ROAD WARREN	1.10
45	KNOX TRAIL ROAD WARREN	25.00
46	LYMAN BARNES ROAD BRIMFIELD	2.80
47	LYMAN BARNES ROAD BRIMFIELD	1.66
48	MILLBROOK ROAD BRIMFIELD	150.00
	TOTAL ACRES:	**1,665.51**

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