



BUILDING 199

Ludlow Mills in Ludlow, Massachusetts



BUILDING DETAILS

Building Type	Historic Mill, circa 1908
Building Size	7,760 SF per floor / 31,040 total SF
Building / Ceiling Height	4 stories (45'). Floors 1 & 2: 7' 2" to beam / Floor 3: 8' 2" to beam / Floor 4: 11' 6" to beam
Utilities	Electrical. Water, natural gas, sewer nearby
Zoning District	Mill Redevelopment District (MRD) and Chapter 40R Smart Growth Overlay District
Permitted Uses	Residential / Commercial / Warehouse / Manufacturing
Parking	Yes
Highway Access	I-90 / Mass Turnpike (1.2 miles)
Former Use	Industrial
PVTA Bus Stops	3 stops within 1/2-mile radius
Surrounding Uses	Industrial / Commercial / Housing
# of companies in Ludlow Mills Complex	Approximately 30
Distance to residential	1/4 mile
Distance from schools	1 mile
Recreational Amenities	Riverwalk and nearby town park

Building 199 is one of the great redevelopment projects now available at the Ludlow Mills Complex. Located just over one mile from the Mass Turnpike, Ludlow Mills has a growing list of tenants, residents and users from breweries and senior living to recreational, commercial and light industrial users. Building 199 is available for productive re-use within our vibrant community.



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GENERAL INFORMATION

Key Building Attributes

- Over 31,000 SF of space
- Ample natural light, especially on 3rd and 4th floors
- Solid beam and brick construction
- Tongue and groove wood flooring
- An elevator shaft (former freight elevator)
- Fully sprinklered
- Loading dock access for trucks
- Nearby parking options

Target Market Opportunities

We anticipate that Building 199 will fit seamlessly within the live, work, play mixed use district of Ludlow Mills with easy access to highways, public transit and the riverfront walk along the Chicopee River. Consistent with other completed or underway re-use projects, Building 199 is primed for any combination of commercial, co-work space, residential, light industrial, or live/work artist spaces.



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UTILITIES

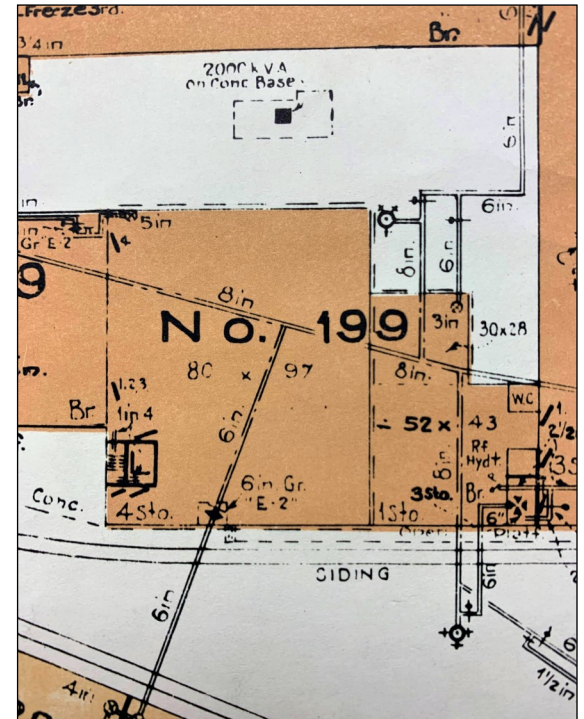
Electric	
Name of Provider	Eversource
Contact Information	888-633-3797
Available at building	Yes – feed through Mill 8
Available at road	Yes
Upgrades needed	Yes
Natural Gas	
Name of provider	Eversource
Contact Information	888-633-3797
Available at building	No – existing line adjacent to building
Available at road	Yes
Upgrades needed	Yes
Water	
Name of provider	Springfield Water and Sewer
Contact Information	413-310-3501
Available at building	No – existing line adjacent to building
Available at road	Yes
Upgrades needed	Yes
Sewer	
Name of provider	Town of Ludlow, DPW, Sewer Division
Contact Information	413-583-5625
Available at building	No – existing line adjacent to building
Available at road	Yes
Upgrades needed	Yes
Broadband / Telecom	
Name of provider	Spectrum (broadband) or Verizon (DSL)
Contact Information	Spectrum: 855-243-8892 Verizon: 888-789-1223
Available at building	Yes
Available at road	Yes
Upgrades needed	Yes





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ADDITIONAL INFORMATION & FUNDING OPPORTUNITIES

- The Ludlow Mills are located within the Town of Ludlow **Mill Redevelopment Zoning District** permitted through the Planning Board. Additional permitting may be necessary through the Ludlow Historical Commission, Conservation Commission, Department of Public Works, Board of Health and the Springfield Water & Sewer Commission.
- The Ludlow Mills complex is located within a federally-designated **Opportunity Zone**. Visit www.mass.gov/opportunity-zone-program for more information on this program.
- Building 199 is located within a **Smart Growth Overlay District**. Visit www.ludlow.ma.us/reports/planning/growth/bylaw-40r-final.pdf for more information on this zoning mechanism.
- The alteration, addition, and change of occupancy of existing buildings is controlled by CMR 780 Chapter 34 of the **State Building Code**. Visit www.mass.gov/regulations/780-CMR-chapter-34-existing-buildings for more information.
- Be sure to ask about the **financing opportunities** available through MassDevelopment. They offer a variety of real estate and equipment financing solutions. Key offerings include: bond financing, loans and guarantees. Visit www.massdevelopment.com to learn more.