



BUILDING 58 & LOCOMOTIVE BARN

Ludlow Mills in Ludlow, Massachusetts



BUILDING DETAILS

Building Type	Historic workshop and locomotive storage
Building Size	Building 58: 2 story. 7,720 SF total / 3,860 SF per floor. Locomotive Building: 4,235 SF
Building / Ceiling Height	Building 58: approx. 27' / 10' per floor Locomotive Building: 26' / 20'
Utilities	Electrical, water, sewer & gas on site with upgrade potential available
Zoning District	Mill Redevelopment District (MRD) and Chapter 40R Smart Growth Overlay District
Permitted Uses	Industrial / Commercial
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 58 and the Locomotive Barn are two of the redevelopment projects available now at the Ludlow Mills Complex. Ludlow Mills has a growing list of business tenants, residents and users from a brewery and senior living, to commercial, warehousing and light industrial users. These attached but separate historic buildings are ready to go as a combined re-use project or for sale/lease separately within our growing community. Part of the original Ludlow Mills Complex, these charming buildings are primed for creative redevelopment opportunities.



One Monarch Place, Suite 1350
Springfield, MA 01144

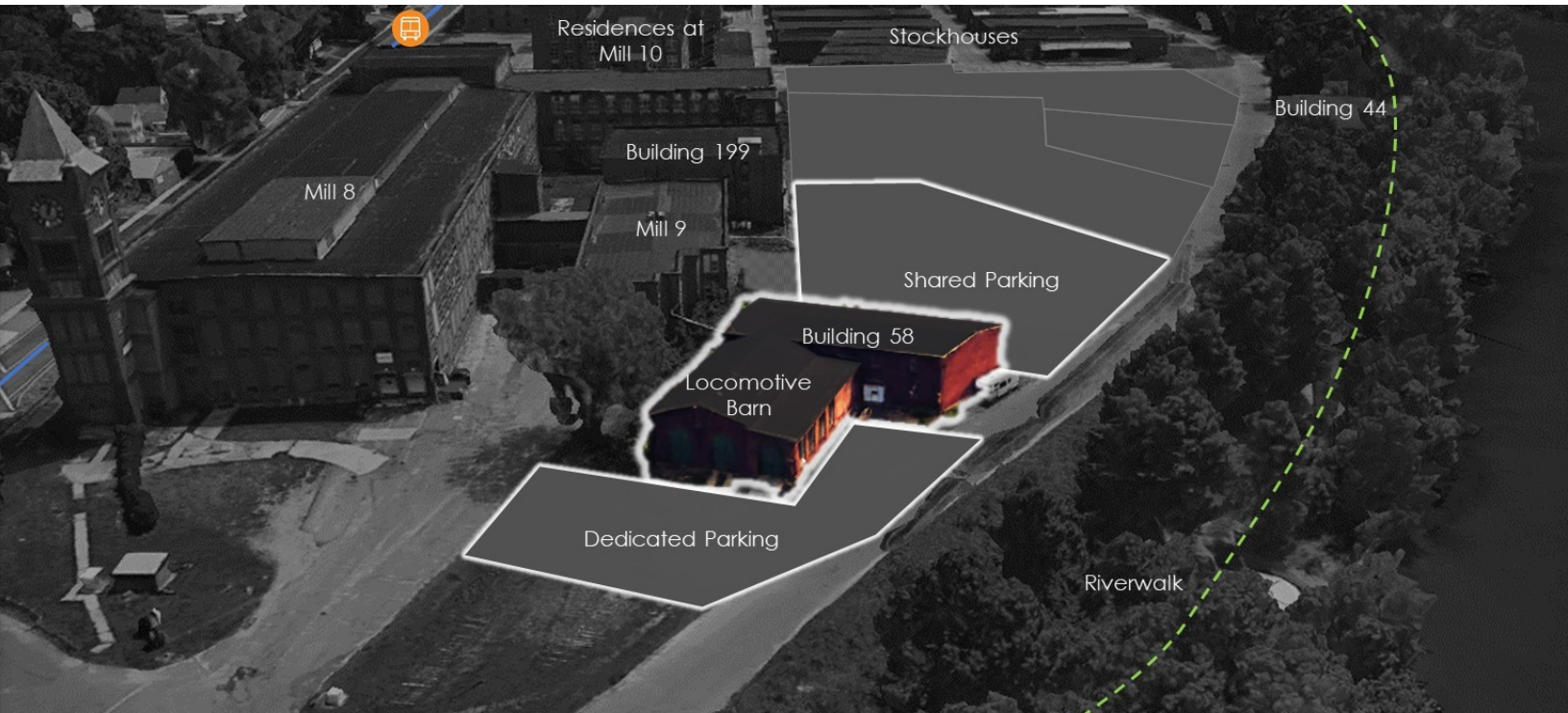


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GENERAL INFORMATION

Key Building Attributes

- Approximately 12,000 SF between 2 attached buildings
- Great natural light with large, original windows in both buildings
- Historic façade and architectural features such as the locomotive barn exterior doors
- Bathroom and separate office area at Building 58
- Building 58 is fully sprinklered with first floor heating
- 20' ceilings at Locomotive Barn
- Unique interior work spaces at the Locomotive Barn
- Nearby parking options

Target Market Opportunities

The Ludlow Mills Redevelopment District master plan dictates zoning by right which is highly flexible for most industrial and commercial purposes, including light industrial, precision manufacturing, small scale warehousing/storage, fitness and recreation, brewing or distilleries, and artist or gallery spaces. Sturdy structures built to last, Building 58 is particularly well-suited for a new maker or co-working space, or creative design office opportunity. The Locomotive Barn can handle the full-range of traditional industrial uses or more creative commercial opportunities.



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UTILITIES

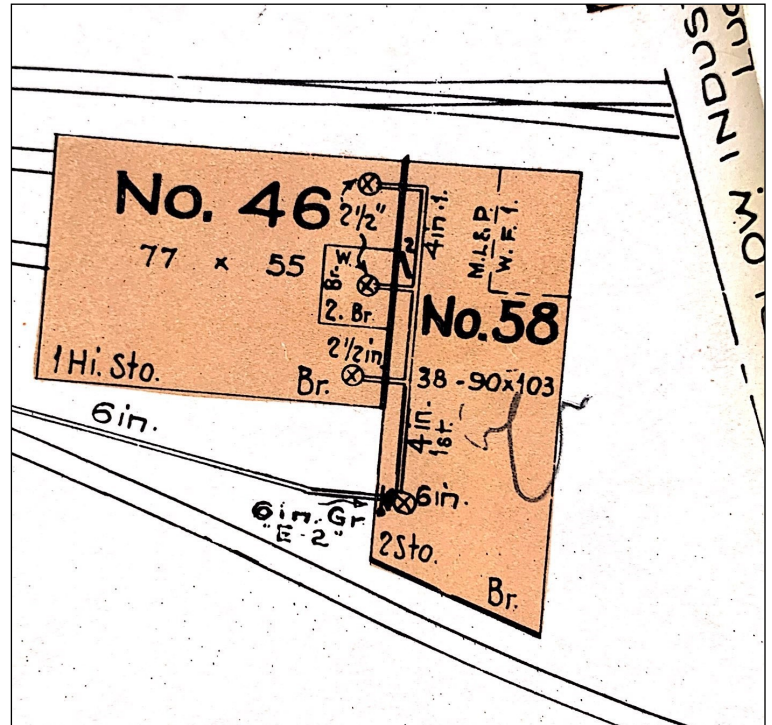
Electric	
Name of Provider	Eversource
Contact Information	888-633-3797
Available at building	Yes
Upgrades needed	Yes
Natural Gas	
Name of provider	Eversource
Contact Information	888-633-3797
Available at building	Yes
Upgrades needed	Yes
Water	
Name of provider	Springfield Water and Sewer
Contact Information	413-310-3501
Available at building	Yes
Upgrades needed	Yes
Sewer	
Name of provider	Town of Ludlow, DPW, Sewer Division
Contact Information	413-583-5625
Available at building	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
Upgrades needed	Yes





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ADDITIONAL INFORMATION AND 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.
- These buildings are 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.