



THE STOCKHOUSES

Ludlow Mills in Ludlow, Massachusetts



BUILDING DETAILS

Building Type	Historic warehouse
Building Size	6,000 SF
Building / Ceiling Height	1 story / 18' ceiling
Utilities	Electrical. Water, sewer & gas on site or available
Zoning District	Mill Redevelopment District (MRD) and Chapter 40R Smart Growth Overlay District
Permitted Uses	Industrial / Commercial / Retail / Recreation
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

Part of the historic Ludlow mill complex, the Stockhouses are a series of unique buildings with a mix of amenities and features for emerging start-ups and established small businesses. Located just over one mile from the Mass Turnpike, Ludlow Mills has a growing list of tenants, residents and users from a brewery and senior living to commercial, warehouse and light industrial users. We have Stockhouse properties available for lease or sale.



One Monarch Place, Suite 1350
Springfield, MA 01144

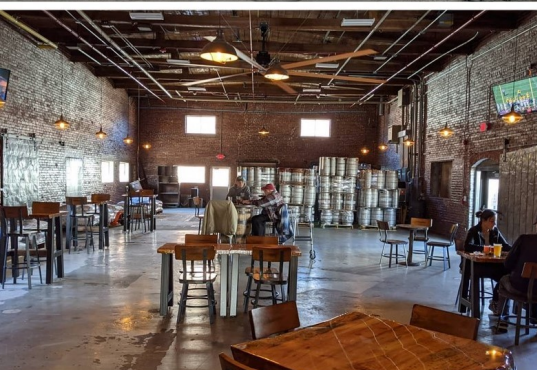


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GENERAL INFORMATION

Key Building Attributes

- 40' X 150' building footprint
- 18' ceilings
- 120v, 240v, and 3-phase electric
- Water and gas service available
- Amenities vary by building, with some including heat, water, bathrooms, office, and LED lighting
- Fully sprinklered with drive-in door access
- Granite foundations, 12" thick brick masonry walls, and cement flooring
- Loading docks
- 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 creative/maker spaces. These unique spaces are ideal for a variety of uses and have proven to be a long-term home for many of our business tenants, including a brewery, storage, and small-scale manufacturing. The stockhouses are move-in ready with slight variations on infrastructure and features that our team can talk you through to find the best fit for your business needs.



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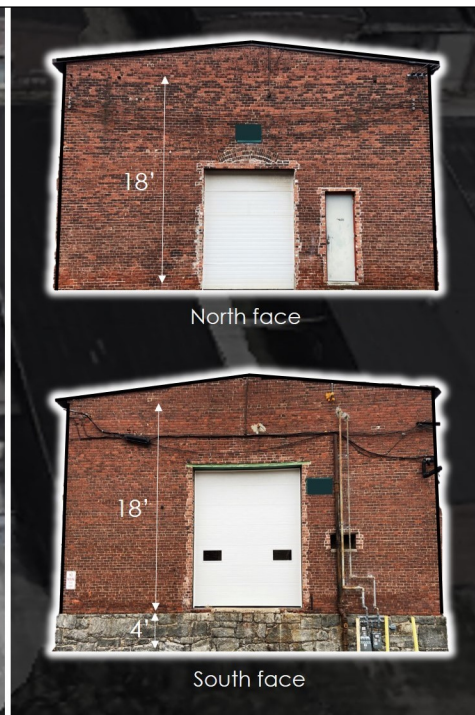
UTILITIES

Electric	
Name of Provider	Eversource
Contact Information	888-633-3797
Available at building	Yes
Available at road	Yes
Upgrades needed	Yes
Natural Gas	
Name of provider	Eversource
Contact Information	888-633-3797
Available at building	On site or available
Available at road	Yes
Upgrades needed	Yes
Water	
Name of provider	Springfield Water and Sewer
Contact Information	413-310-3501
Available at building	On site or available
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	On site or available
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 SOURCES

- 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.
- 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.