



c1852 HISTORIC MILL

RESTORATION PROJECT

PB Parker Benjamin

Real Estate Services, LLC

Practical Investment Banking

PB initiated this development project and acts as
design & construction manager and RE Broker

UPSON MARKET PLACE
29 MILL STREET
UNIONVILLE, CT 06085
(860) 269-7272

PARK AVENUE PLAZA
460 PARKE AVENUE SOUTH
NEW YORK, NY
(212) 517-0905

CHARLESTON, SC OFFICE
334 EAST BAY STREET
CHARLESTON, SC 29401
(843) 408-0707

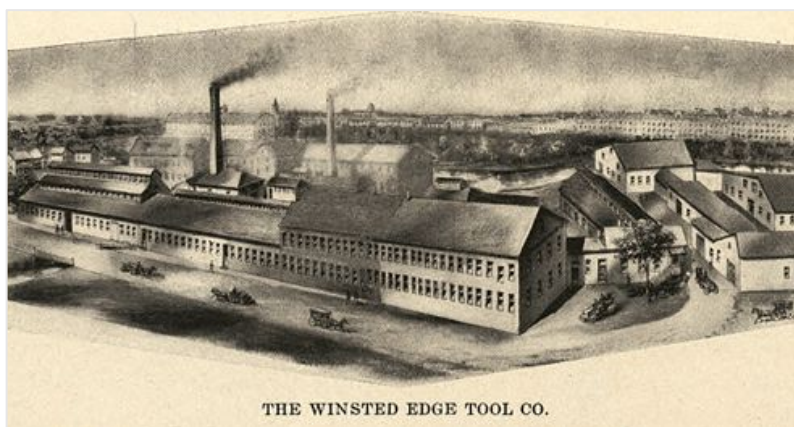
PALMETTO PARK SUITES
150 E. PALMETTO PARK ROAD
BOCA RATON, FL 33432
(561) 228-8585

The Winsted Edge Tool Company | 1882 – 1955

A Brief History, Courtesy of Nathaniel A. Mitkowski, PH.D.

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Of all the tool manufacturers of the past hundred years, none seem to have achieved a level of mystique that rivals T.H. Witherby. Witherby, renowned for its chisels and drawknives, is still today highly regarded for the timeless quality of its prized hand implements. Interestingly, most tools with the “T.H. Witherby” markings were produced by the Winsted Edge Tool Works. Winsted Edge Tool Works, thriving for nearly 75 years into the mid-20th century, operated the longest of any company that made the site at 32 Lake Street its location of business.



Prior to the tenure of Winsted Edge Tool Works, the Annals of Winchester document that the site had various uses since the early 1800s, but it was first incorporated as the American Hoe Company in 1852. The Company operated until 1861, when the Civil War caused the factory to be shut down. When the War ended in 1866, the Winsted Hoe Company purchased American Hoe. The Winsted Hoe Company acquired the Clifton Mill Company—maker of bolts, washers, and nuts—in 1870 and thrived through the Reconstruction as a producer of metal edge tools.

Incorporated in 1882, the Winsted Edge Tool Works succeeded the previously-named Winsted Hoe Company. The Works flourished until it was destroyed, along with much of Winsted’s manufacturing district, by the adjacent Mad River during the Flood of 1955.

LONG SOCKET GOUGES.

Outside Bevel will be sent, except when otherwise ordered.

	$\frac{1}{2}$	$\frac{3}{4}$	1	1 $\frac{1}{4}$	1 $\frac{1}{2}$	1 $\frac{3}{4}$	2	2 $\frac{1}{4}$	2 $\frac{1}{2}$	2 $\frac{3}{4}$	3	3 $\frac{1}{2}$
	\$5.00	5.75	6.00	7.00	8.00	8.50	9.00	9.50	10.50	11.50	12.00	13.00 per doz.
Assorted, 6 in set,	$\frac{1}{2}$ to 1 $\frac{1}{2}$	(1 each.	$\frac{1}{2}$, $\frac{3}{4}$, 1, 1 $\frac{1}{4}$, 1 $\frac{1}{2}$, 1 $\frac{3}{4}$, 2 inch).									per set, \$4.40
" 7 "	$\frac{1}{2}$ to 1 $\frac{1}{2}$	(1 "	$\frac{1}{2}$, $\frac{3}{4}$, $\frac{3}{4}$, 1, 1 $\frac{1}{4}$ inch).									" 4.70
" 8 "	$\frac{1}{2}$ to 2 (1 "	$\frac{1}{2}$, $\frac{3}{4}$, 1, 1 $\frac{1}{4}$, 1 $\frac{1}{2}$, 1 $\frac{3}{4}$, 2 inch).										" 6.50
" 9 "	$\frac{1}{2}$ to 1 $\frac{1}{2}$	(1 "	$\frac{1}{2}$, $\frac{3}{4}$, $\frac{3}{4}$, 1, 1 $\frac{1}{4}$, 1 $\frac{1}{2}$ inch).									" 6.00
" 12 "	$\frac{1}{2}$ to 2 (1 "	$\frac{1}{2}$, $\frac{3}{4}$, $\frac{3}{4}$, $\frac{3}{4}$, 1, 1 $\frac{1}{4}$, 1 $\frac{1}{2}$, 1 $\frac{3}{4}$, 2 inch).										" 8.80

Discount.



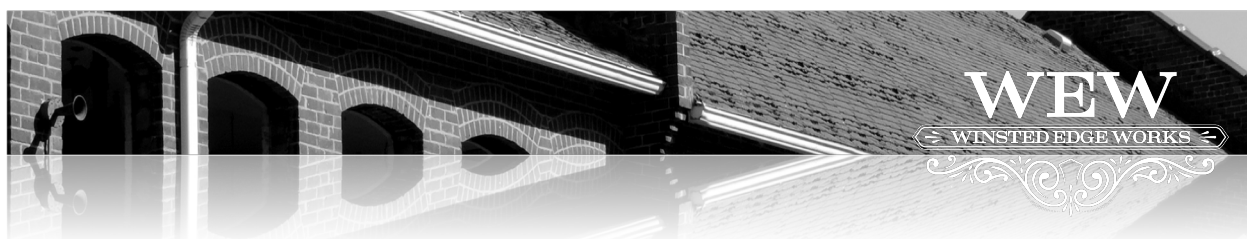
Project Narrative

Winsted Edge Works

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Welcome to The Edge.

Prominently located at the corner of Main Street and Lake Street alongside the Mad River, our project is the repurposing and restoring of a 32,600 square foot old mill complex. The mill dates back to c1852 to the Winsted Edge Tool Works, which used the Highland Stream and Mad River to generate power to turn their machines. The company became prolific in the production of edged tools, selling them both nationally and abroad. In honor of the reputation and exceptional quality of every tool the facility carried, we have named the plaza Winsted Edge Works™. Winsted Edge Works will be the exciting new location for shops, galleries, food and beverage, and Lifestyle Business Offices™ in Connecticut's beautiful Northwest Hills.



Parker Benjamin received unanimous approvals from both the Town of Winchester and its residents to purchase the property in July 2017. After purchase, Parker Benjamin then began the permitting process with the Town, which was finalized in May 2018. The subject property is comprised of two small parcels of land that have an existing building, parking lot, and small grassy area along the banks of the Mad River and Highland Stream.

Winsted Edge Works has garnered much interest from prospective tenants, even with the renovations still underway. Little Red Barn Brewers, which will occupy 3,600 square feet of area located in the easternmost section of the building, signed the development's first lease in April 2018. The build out for the brewery space will be completed later on in Summer 2018, with the grand opening set for the fall. In addition to the brewery's lease, five other groups have already reserved spaces in Winsted Edge Works—including the Mad River Market Co-op, Scene Art Bar, Herr Linkee Design Studios, Early Mariner Design and Build, and Art Gallery at Mad.

Lastly, it is expected that it will take three years to build out the entire property, populate tenant spaces, and stabilize rents. Once the project is completed and the building is fully leased, it is estimated the tenant population will create 150 jobs. Our employment conclusion is based upon historical data of projects with a tenant mix consisting of shops, galleries, and Lifestyle Business Offices, along with food service, each creating one employee per 242 square feet.