

THE MILL WORKS

A Piece of History is Now available...

The Mill Works facility was originally home to the Gardiner Hall Jr Company, the first spooled thread manufacturer in the US, operating from 1860-1954. In 1962 the property was purchased by the Buccino family and has served as home for a variety of creative business applications from manufacturing / R&D concerns and retail establishments to professional offices and fine art studios. Most recently, a 140 - 250 seat performance venue has been created which is also available as an event space for rent. In addition, a history museum and community art gallery operated by a resident cultural organization have been added.

Price: \$1,500,000

Sale Type: Investment or Owner Use

Cap Rate: 6.67%

Lot Size: 1.74 AC + .46 AC

Gross Building Area: 35,000 SF

Landlord Apartment: 1,500 SF

No. Stories: 3

Year Built: 1870-1923

Zoning: Mixed Use

Parking Ratio: 2.86/1,000 SF

Clear Ceiling Height: 12 - 16 FT

Sprinkler System: Dry-114,000G Cap

Elevator: 5,000# Capacity (2005)

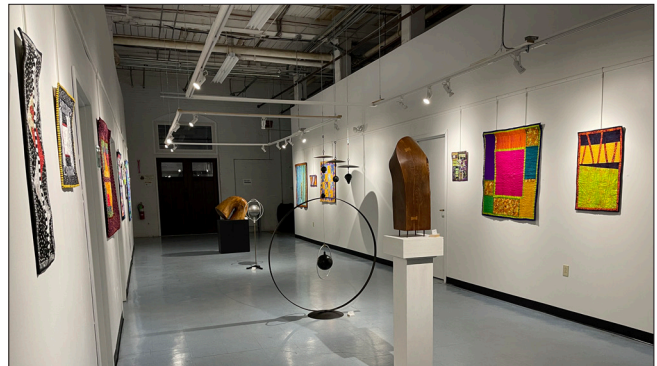
Heat: Low pressure Steam / Splits

Electric Service: 480V / 600A / 3-PH

No. Dock-High Doors/Loading: 1



The Packing House
3,500 SF Performance Venue & Event Space



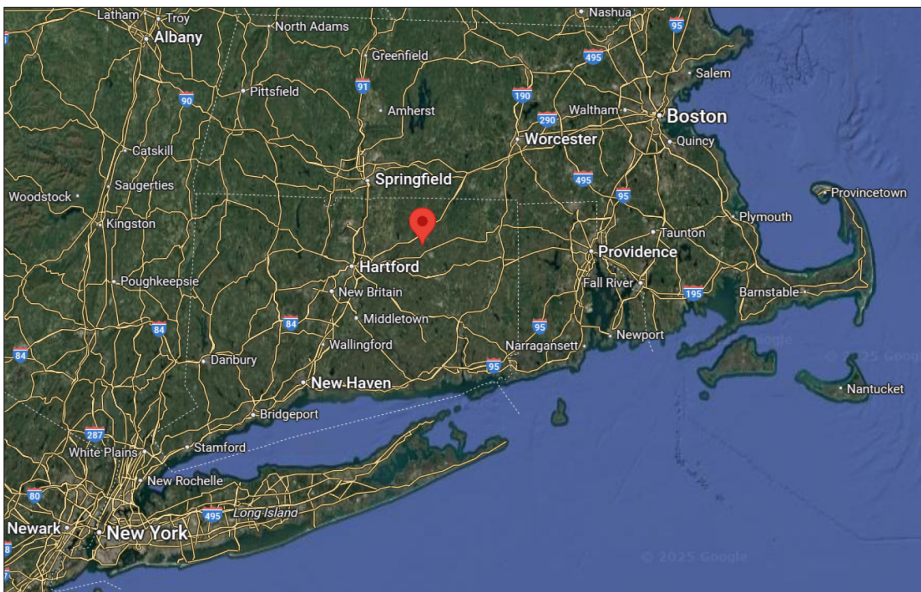
Dye & Bleach House Community Gallery
2,315SF Visual Arts Gallery

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Our work spaces combine wood and brick with an abundance of natural light and water views to provide an inspirational environment for creative thought. This historic setting enhanced with current technology offers a peaceful and productive workplace where ideas become reality.



Suite 2302-A (1,050SF)



Distance to Major Cities:

- * Hartford, CT - 20 minutes
- * Springfield, MA - 45 minutes
- * Worcester, MA - 50 minutes
- * New Haven, CT - 1 hour
- * Providence, RI - 1 hour
- * Boston, MA - 1 ¾ hours
- * Albany, NY - 2 hours
- * New York, NY - 2 ½ hours

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