



NAI Glickman Kovago & Jacobs



380,000 SF MILL COMPLEX | FLEXIBLE  
DIVISIBLE SPACE FOR LEASE

**2341 PROVIDENCE RD  
NORTHBRIDGE | MA**

## 2341 PROVIDENCE RD NORTHBRIDGE | MA



### Building & Site:

Site of historic mill, Rockdale Mills, home to a cotton mill first built in 1880s

+/-380,000 SF over (4) four floors.



### Parking:

Multiple parking areas spread across the facility including one 50 space excess lot across Sutton St.

### Zoning:

New rezoning of the site now allows for a large array of Industrial, Retail, and flex/office users.



### Available Blocks:

15k-100k+ Sq Ft spaces split based on access, loading, highest and best use.

## SITE INFORMATION:

Building Size:	+/- 380,000 SF
Lot Size:	4.23 Acres
Floors:	(4) Four
Zoning:	I-1
Overlay:	Historic Mill Adaptive Reuse
Ceiling Height:	14'-16'(One 25'clear space)
Loading Docks:	(8) Eight
Elevators:	2 Freight elevators   1 lift
Year Built:	1888
Power   Gas:	Upgraded 3-phase power   Gas Heat
Sprinklers:	Wet System

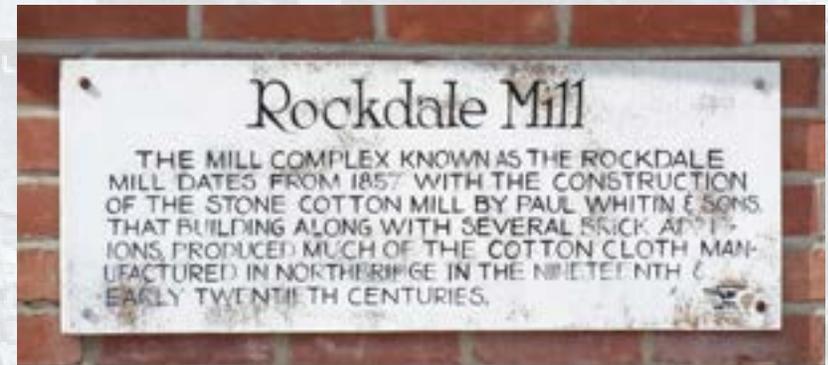
## Rockdale Mills: History

Rockdale Mills, built in 1888 in Northbridge, Massachusetts, was originally developed as a textile manufacturing complex, reflecting the town's strong industrial heritage along the Blackstone River.

The mill was designed to support large-scale production operations, housing machinery, workforce spaces, and supporting infrastructure typical of late-19th-century New England mill construction. Its historic brick architecture and expansive floor plates speak to its role as a cornerstone of the region's manufacturing economy during the height of the Industrial Revolution.

Over time, Rockdale Mills evolved alongside the shifting regional economy, transitioning away from its original textile use as manufacturing declined in New England. Like many historic mill properties in the Blackstone Valley, the complex was adaptively reused to accommodate a mix of commercial, industrial, and storage functions, allowing it to remain an active economic asset. With Polyfoam being a longtime tenant of the building occupying almost 100% of the Mill and vacating in late 2025.

This evolution preserved the mill's historic character while positioning it for modern commercial use, making it well suited for contemporary redevelopment and investment.



# Location Map



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## DISTANCE

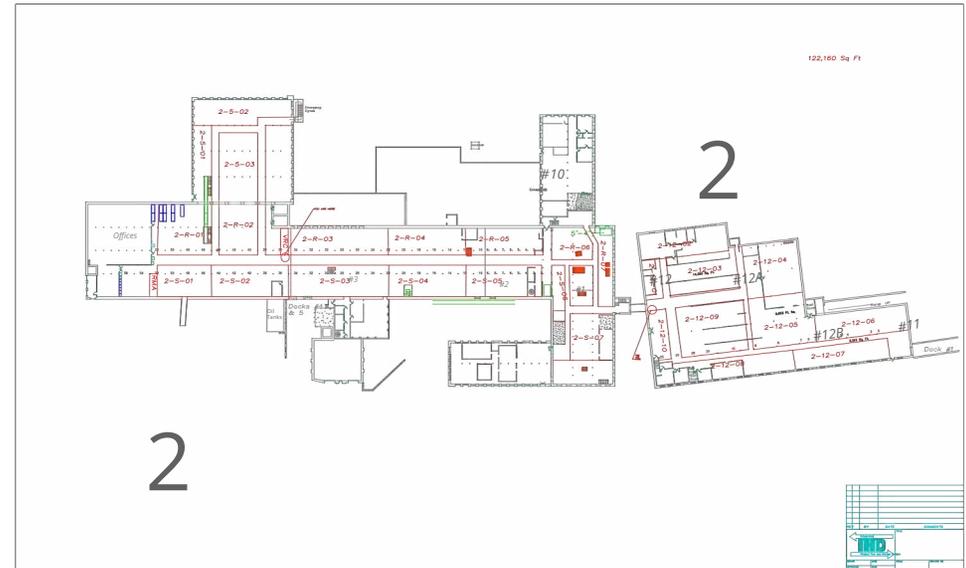
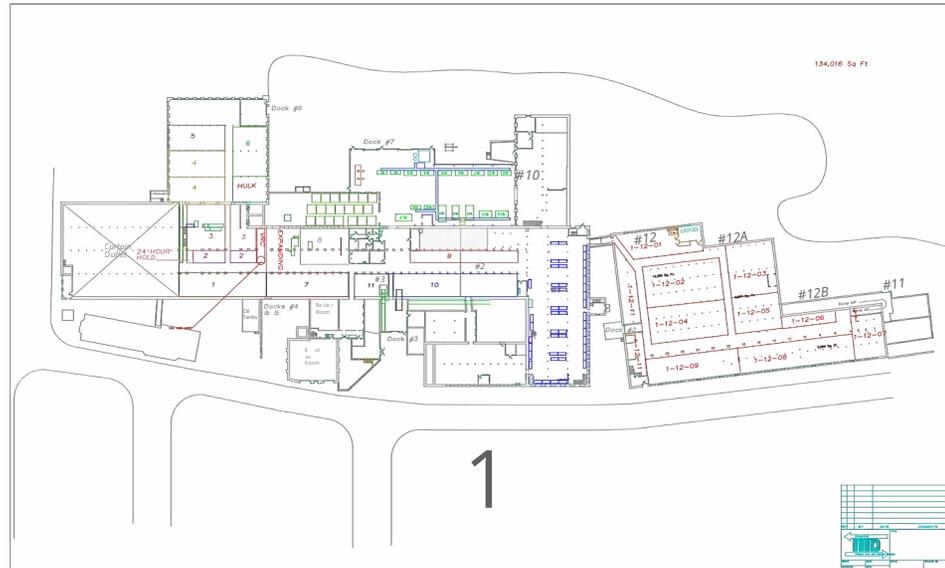
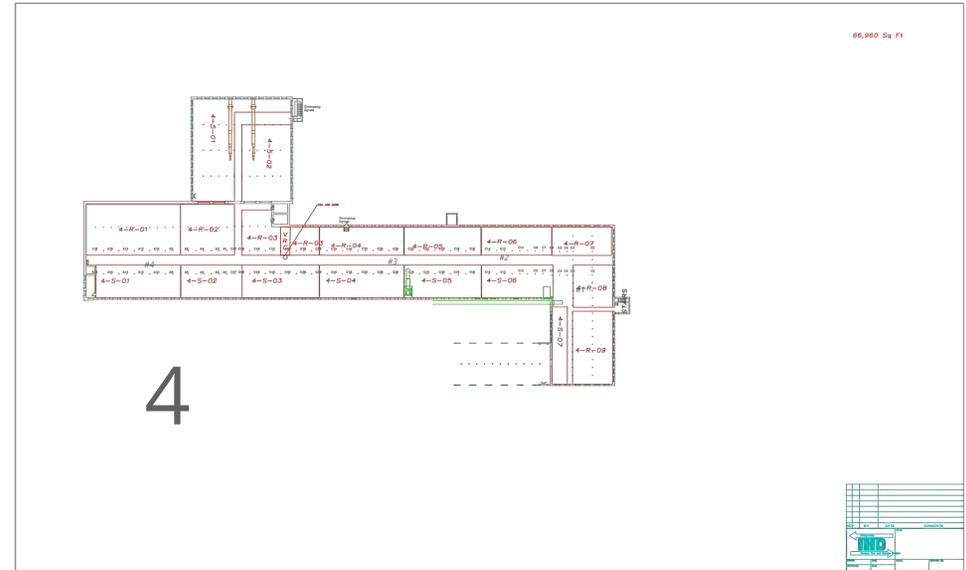
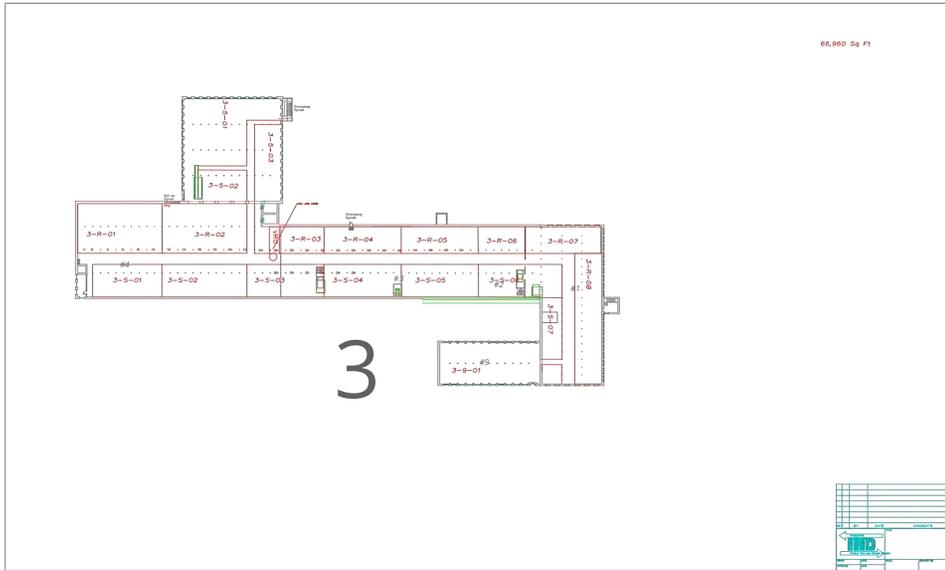
- RT-146: 3 Miles
- I-90: 9 Miles
- Worcester: 10 Miles
- Providence: 35 Miles
- Boston: 40 Miles

## Ideal Uses & Tenant Profiles

Rockdale Mills' historic mill construction, large floor plates, and flexible layouts make the property well suited for a wide range of industrial, creative, and specialty users. Based on the building's configuration, ceiling heights, and zoning, the property can accommodate the following types of tenants:

<b>LIGHT MANUFACTURING AND ASSEMBLY</b>	Businesses seeking adaptable production space within a character-rich mill environment.
<b>E-COMMERCE STORAGE AND DISTRIBUTION SUPPORT</b>	Companies requiring flexible warehouse space for storage, fulfillment, and logistics support.
<b>REGIONAL CONTRACTOR AND TRADES WAREHOUSING</b>	Ideal for HVAC, electrical, plumbing, landscaping, and other regional service providers needing storage and operational space.
<b>MAKER SPACE AND FABRICATION USERS</b>	Woodworking, robotics, specialty fabrication, and other small-scale production users.
<b>SELECT CREATIVE OFFICE AND STUDIO USERS</b>	Architectural studios, design firms, creative offices, and other workspace users where zoning and layout permit.
<b>STORAGE-INTENSIVE OPERATIONS</b>	Records storage, equipment warehousing, fixture storage, and similar storage-driven operations.
<b>SPECIALTY USERS</b>	Potential uses such as athletic training facilities, production studios, or other specialized users depending on ceiling height and building configuration.

# FLOOR PLANS



## Available Space & Lease Rates

Zone 1	First Floor of the main facility	<b>+/- 85,000 SF</b>
Zone 2	First Floor (Rear) 25' clear warehouse	<b>+/- 15,000 SF</b>
Zone 3	Second Floor of the main facility	<b>+/- 92,000 SF</b>
Zone 4	1st and 2nd Floor of right-hand side warehouse	<b>+/- 63,376 SF</b>
Zone 5	Third Story of the main facility	<b>+/- 67,000 SF</b>
Zone 6	Fourth Story of the main facility	<b>+/- 67,000 SF</b>
Zone 7	Front Office building	<b>+/- 6,791 SF</b>

The property offers a wide range of industrial, warehouse, and flex space options. Lease rates vary based on floor level, ceiling height, loading capability, and overall functionality. Spaces can be configured to accommodate a variety of users including manufacturing, storage, distribution, and flex operations. Flexible lease terms are available. Space sizes and configurations can be tailored to tenant needs

### Zones 1-4: Core Industrial | Flex Space

Lease Rates Starting At: \$5.00/SF

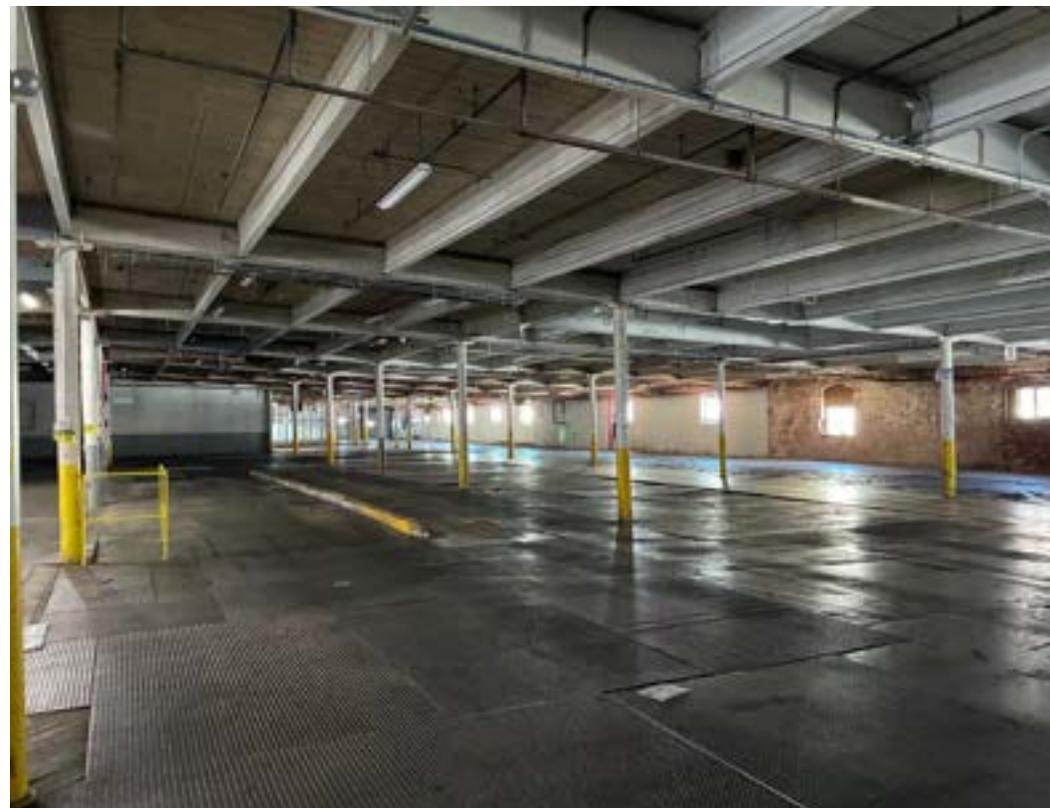
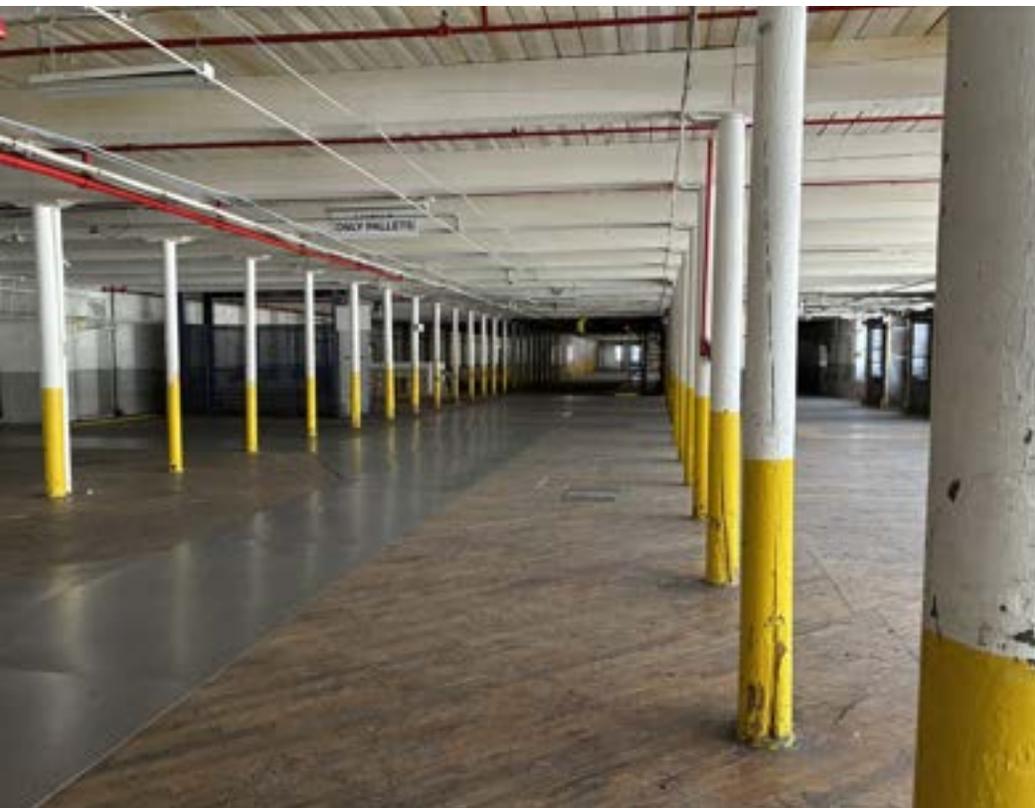
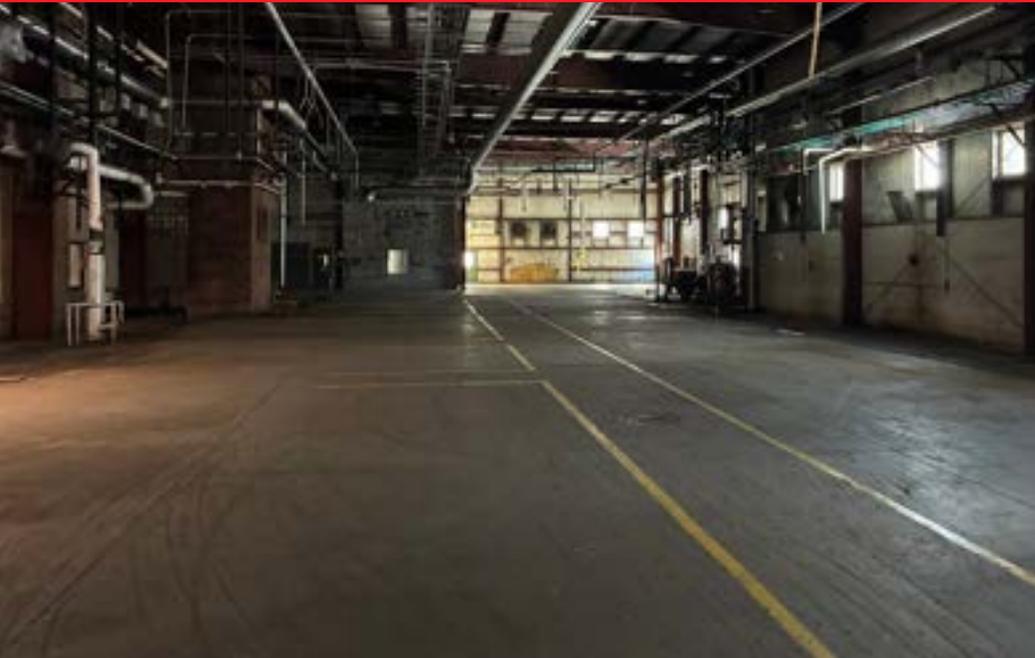
### Zones 5-6: Upper-Level Industrial | Storage | Back-Of-House

Lease Rates Starting At: \$3.00/SF

### Zone 7: Front Office Building

Lease Rates Starting At: \$1.00-\$2.00/SF

PHOTOS



LISTED EXCLUSIVELY BY:

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