

The Kirby Mill

114 Mansfield Hollow Road
Mansfield Center, Ct 06250
***An “On Site Produced” Class 1
Renewable Energy Building***



The Historic Kirby Mill is located along the banks of the Natchaug River and borders Mansfield Hollow State Park. The facility was completely renovated and modernized during 1997, 2008, and 2019. This stately facility, grounds and proximity to the state park provide an inviting and comfortable work environment for a variety of businesses and industries.

The interior of the main structure has been renovated into a variety of finished office, studios and manufacturing space with each area specifically configured to best fit the needs of the occupants.

The entire Kirby Mill electrical system is powered by Mansfield Hollow Hydro which is an “on site”, 500 kw Renewable energy facility utilizing new technology turbines engineered, designed and manufactured at the Kirby Mill.

The Kirby Mill is located approximately 6 minutes from The University of Connecticut main campus, 35 minutes from Hartford, and 45 minutes from Bradley International Airport.

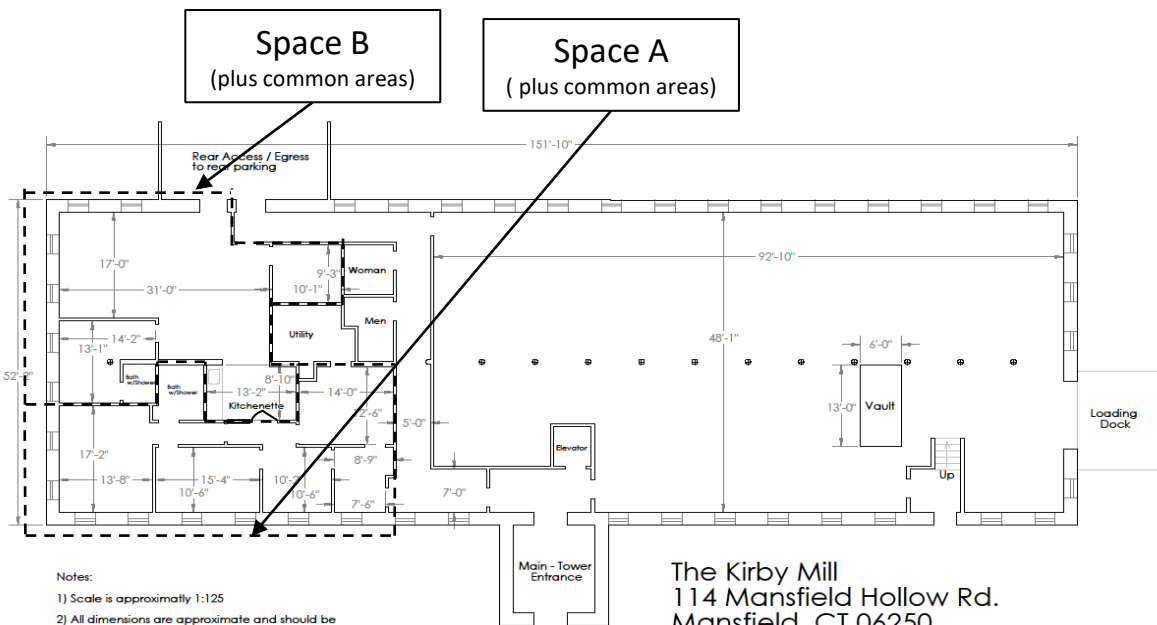
Sample pictures of the Kirby Mill:



Space A (1st Floor)

Spaces A is located within the main Kirby Mill building. This space is newly renovated and in excellent move in condition and suitable for a variety of uses including: general business, law, real estate, engineering, and many others. Space includes a private restroom with shower, and a variety of offices and other spaces. Note: This is some of the nicest office space available in the building, including river and front views from most windows, easy direct access from main front door (and rear door). Single floor (no stairs) flat via front entrance.

- Availability: Currently leased (1-16-24)
- Total Rentable Space: Approximately 1,564 Sq. Ft.
- Internet Connectivity: building is serviced via multiple services including 2-CB Pro 100 lines
- Wiring to all spaces via wall mounted wire way for easy low cost modification (currently Cat 5)
- Condition: Newly renovated and ready for move in.
- Electrical Service: Standard service suitable for office use
- Heat: Propane, hot air furnace
- Air Conditioned.
- Access: 36 inch access doors.
- Floor loading: Floor is appropriate for office, light industrial, lab.
- Restroom Facilities: One private restroom with shower, Common facilities for remaining offices (see floor layout)
- Parking: 74 on site parking spaces.



- Notes:
- 1) Scale is approximately 1:125
 - 2) All dimensions are approximate and should be confirmed prior to any construction.
 - 3) Floor Loading is off and light industrial.
 - 4) Finish: Office spaces heat and airconditioning, Class II office with Pine floors
Shop space (North side), central hot air furnace, open shop space.
 - 5) Common areas include; access / egress, hallways, restrooms, utility rooms, lobbies, stairwells. Space allocated based on % space leased.

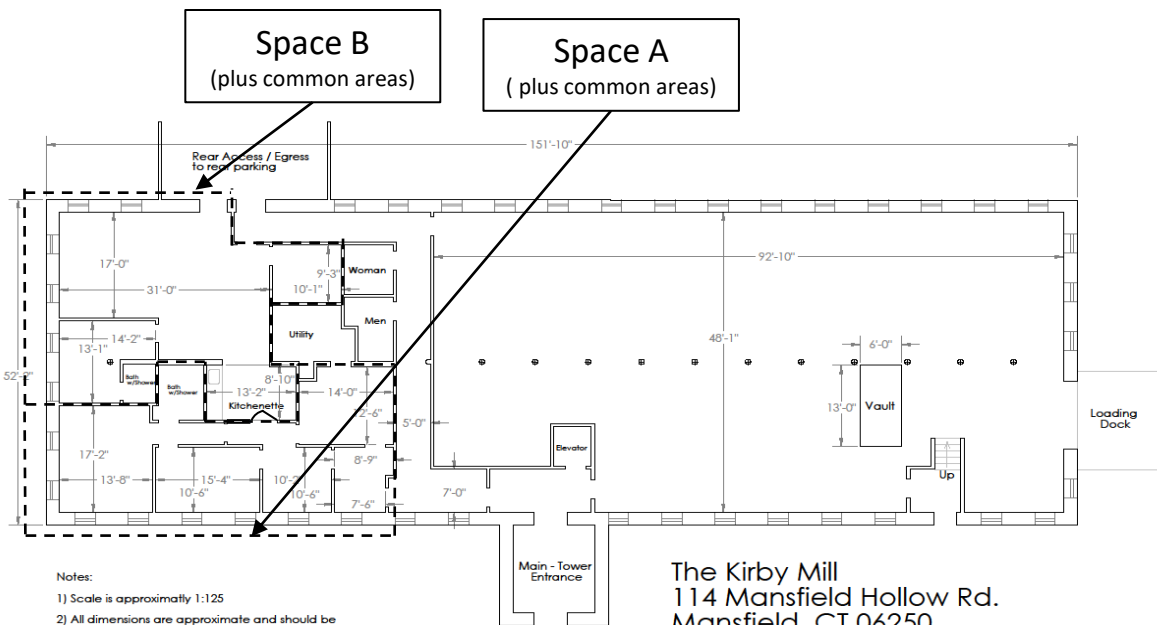
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First (Ground Level) floor

Space B (1st Floor)

Spaces B is located within the main Kirby Mill building. This space is newly renovated and in excellent move in condition and suitable for a variety of uses including: general business, law, real estate, engineering, and many others. Space includes one office with a private restroom with shower, and a variety of other offices and other spaces. Note: This is some of the nicest office space available in the building. Easy access from main front door (and rear door). Single floor (no stairs) flat via front entrance.

- Availability: Currently leased (1-16-24)
- Total Rentable Space: Approximately 1,800 Sq. Ft.
- Internet Connectivity: building is serviced via multiple services including 2-CB Pro 100 lines
- Wiring to all spaces via wall mounted wire way for easy low cost modification (currently Cat 5)
- Condition: Newly renovated and ready for move in.
- Electrical Service: Standard service suitable for office use
- Heat: Propane, hot air furnace
- Air Conditioned.
- Access: 2- 36 inch access doors.
- Floor loading: Floor is appropriate for office, light industrial, lab.
- Restroom Facilities: One private restroom with shower, Common facilities for remaining offices (see floor layout)
- Parking: 74 on site parking spaces.



- Notes:
- 1) Scale is approximately 1:125
 - 2) All dimensions are approximate and should be confirmed prior to any construction.
 - 3) Floor Loading is off and light industrial.
 - 4) Finish: Office spaces heat and airconditioning, Class II office with Pine floors
Shop space (North side), central hot air furnace, open shop space.
 - 5) Common areas include; access / egress, hallways, restrooms, utility rooms, lobbies, stairwells. Space allocated based on % space leased.

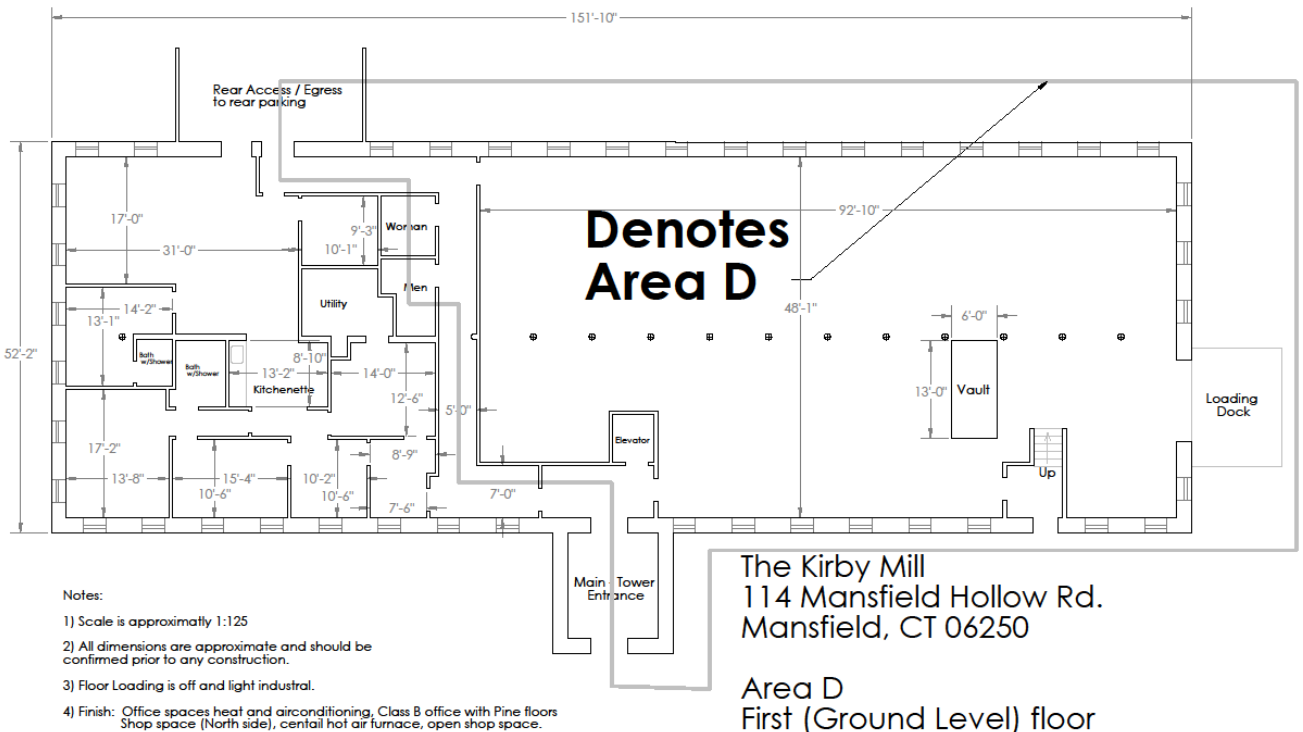
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First (Ground Level) floor

Space D (1st Floor)

Space D is located within the main Kirby Mill building and is beautiful space ready for use or build out. It can be used as is for a variety of uses, or easily renovated into office space. This space is accessed directly through the mill front door, first floor (tower) and two other entrances. It also includes a loading dock. This is very nice space.

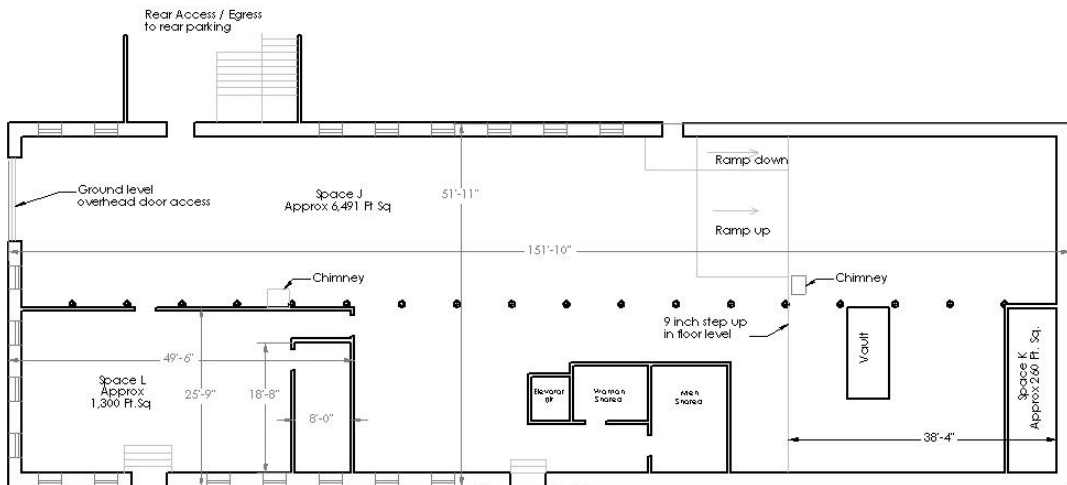
- Availability: Currently in use by owners (1-16-24)
- Total Rentable Space: Approximately 2,700 - 4,350 Sq. Ft.
- Condition: Can be used as is or built out by tenant or landlord
- Electrical Service: 400 amp, 230 v/ 3 phase industrial
- Heat: Propane space heater - can be replaced during build out.
- Air Conditioning: currently none, can be added.
- Access: 3 – 36 inch personnel doors, and one 12 ft. w x 10 ft. ht., overhead door at loading dock
- Floor loading: Floor is appropriate for office, light industrial, lab, assembly,.
- Loading Dock: Includes fully accessible loading dock
- Restroom Facilities: Common facilities (see floor layout)
- Parking: 74 parking spaces available on site



Space J, Lower (ground) level

Space J is located on the lower level (ground) of the Kirby Mill Main Building. It is industrial style space (original old mill in upgraded format / condition) with concrete floors and approximately 12 ft. ceiling height. Space is provided with a ground level overhead door (12 W x 10 H).

- Availability: April 2024 (or sooner)
- Total Rentable Space: Approximately 6,194ft. sq.
- Condition: As is, clean useable industrial space or built out by tenant or landlord
- Electrical Service: 100% on site produced Class 1 renewable, Industrial 230 v / 3 ph.
- Heat: Propane space heaters
- AC: none at this time, may be added if desired.
- Access: OH door, 12 w x 10h, 36-inch personnel door
- Floor loading; Heavy industrial, concrete.
- Restroom Facilities: Common / shared (see floor plan)
- Parking: 74 spaces on site.



- Notes:
- 1) Scale is approximately 1:125
 - 2) All dimensions are approximate and should be confirmed prior to any construction.
 - 3) Floor loading - Concrete, heavy industrial
 - 4) Finish: Space L Class B/ C office (A/C and Heat)
Space J - Industrial (Gas Space Heaters)
Space K - Open Industrial (Gas Space Heaters)
 - 5) Restrooms shared

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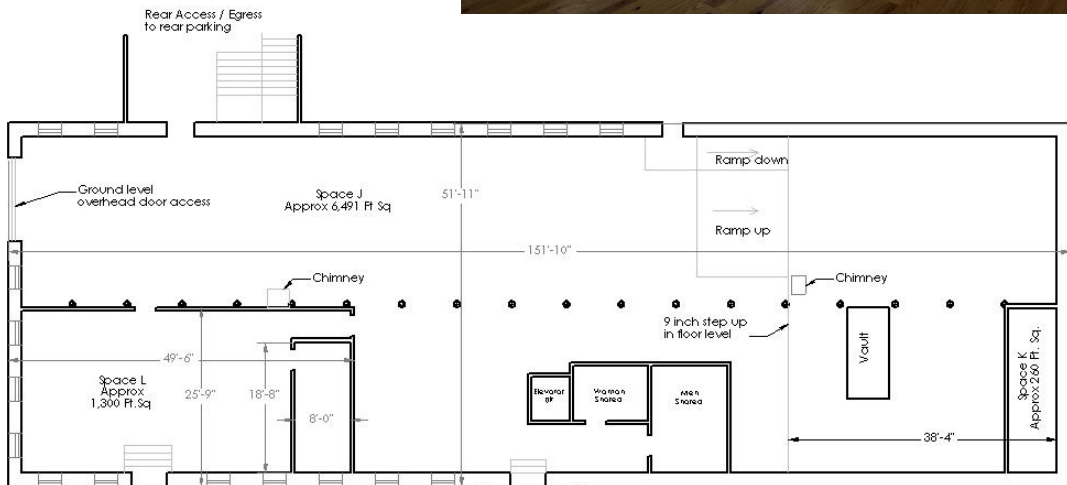
Space J, K, L
Bottom (Basement) Floor

Space L lower level (ground)

Space L is newly built office located on the lower level (ground) of the Kirby Mill Main Building. Space was upgraded / built out during 2020 to class B / C office. Beautiful space in excellent ready to use condition.

- Availability: April 2024 (or sooner)
- Total Rentable Space: Approximately 1,300 ft. sq.
- Condition: Excellent newly built office space
- Electrical Service: 100 % on site produced Class 1 renewable.
- Heat / AC: New ductless units exclusive to this space
- Access: 3 – 36-inch personnel door
- Floor loading: Heavy industrial with decorative floating floor.
- Restroom Facilities: Common / shared (see floor plan)
- Parking: 74 spaces on site.

Note: photo is representative of Space L (no photo available at time of this document)



- Notes:
- 1) Scale is approximately 1:125
 - 2) All dimensions are approximate and should be confirmed prior to any construction.
 - 3) Floor loading - Concrete, heavy industrial
 - 4) Finish: Space L Class B / C Office (AC and Heat)
Space J - Industrial (Gas Space Heaters)
Space K - Open Industrial (Gas Space Heaters)
 - 5) Restrooms shared

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Space J, K, L
Bottom (Basement) Floor