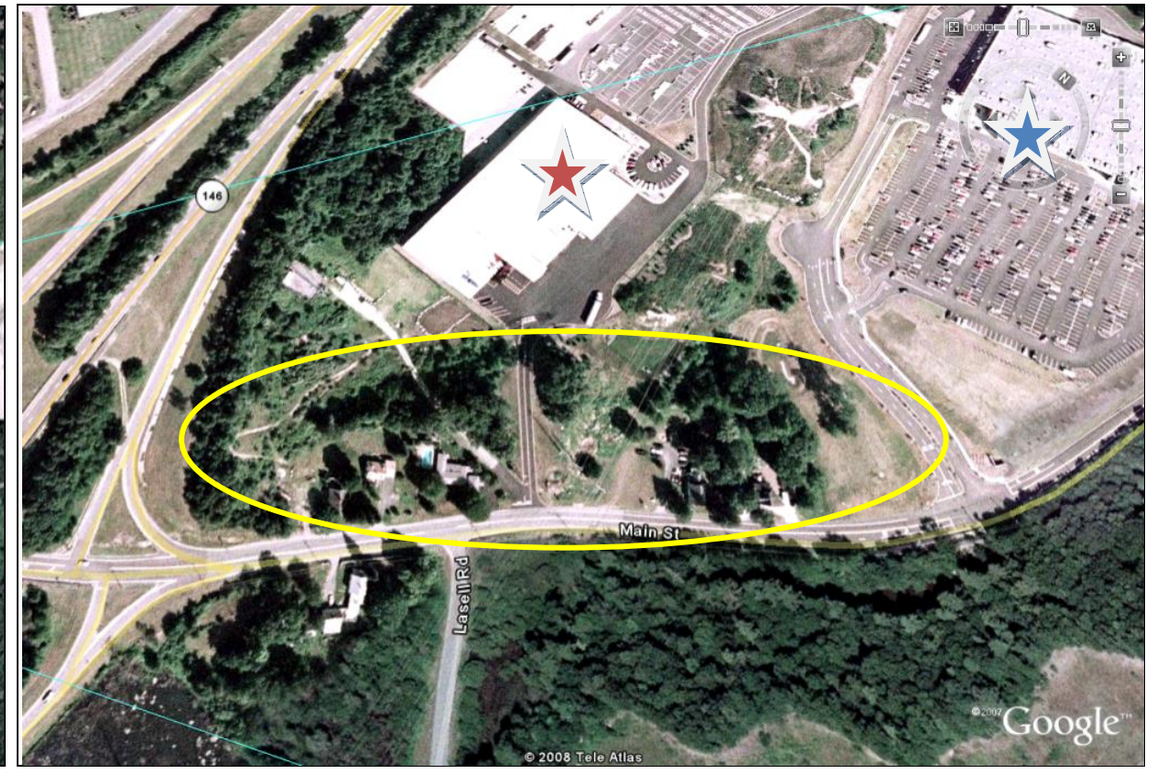
NORTHBRIDGE, MASSACHUSETTS

Linwood – Northbridge –Riverdale – Rockdale –Whitinsville

PDS -PRIORITY DEVELOPMENT SITE



MAIN STREET –Priority Development Site (PDS) located on Main Street & Route 146 adjacent to **SUPER WAL-MART FACILITY** (190,000 SF) and the **NATIONAL GRID DISTRIBUTION** site (103,000 SF); subject area includes five (5) parcels totaling 4.3 acres. 4 of the 5 properties contain single-family homes; some properties are currently for sale. PDS is located within the Business Three (B-3) Zoning District allowing a building height of up to 3 stories; site serviced by municipal water; sewer service available via extension of sanitary sewer system in Sutton (reference made to Sewer Extension Feasibility Study –Main Street/Lasell Road); PDS may yield two ±50,000 SF buildings.

Main Street properties: Assessor Map 1 Parcels 113; 114; 115; & 199

Business Three (B-3) Zoning District –permitted uses include retail, business, office, commercial/light industry (Planned Business Development), etc.

For more information on this PDS and other possible economic development opportunities please contact the Town Planner at (508) 234-2447

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LINWOOD COTTON MILL –located at 670 Linwood Avenue; "Linwood Mill Lofts" (APPROVED) mixed-use redevelopment project consisting of 75 rental-units and ±20,000 SF commercial/retail space; 75 rental dwelling units restricted to persons of fifty-five (55) years of age and older; commercial, office, **RETAIL TENANT SPACE AVAILABLE**; municipal water & sewer.

Linwood Cotton Mill property: Assessor Map 5 Parcels 39 & 47
Industrial One (I-1) Zoning District –permitted uses include office admin, laboratory for scientific, AG or Industrial research, light industry including manufacturing, fabrication, retail, etc.
Historic Mill Adaptive Reuse Overlay District –permitted uses include mixed-use commercial, retail & residential

LINWOOD MILL -originally owned by Charles P. and James F. Whitin was built between 1866 and 1868 as a 15,000 spindle cotton mill and remained within the Whitin family with few interruptions for close to one hundred years. (Northbridge Historical Commission)

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