

Board of Selectmen
4 Uxbridge Road
Sutton, MA 01590



Site Development Opportunity

Route 122A Priority Development Area

Millbury—Sutton, MA

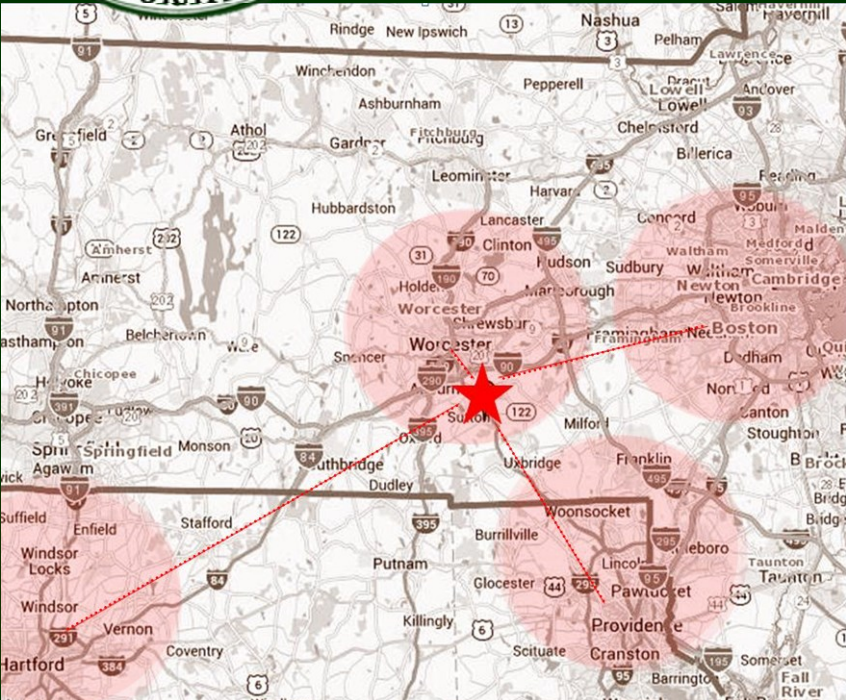
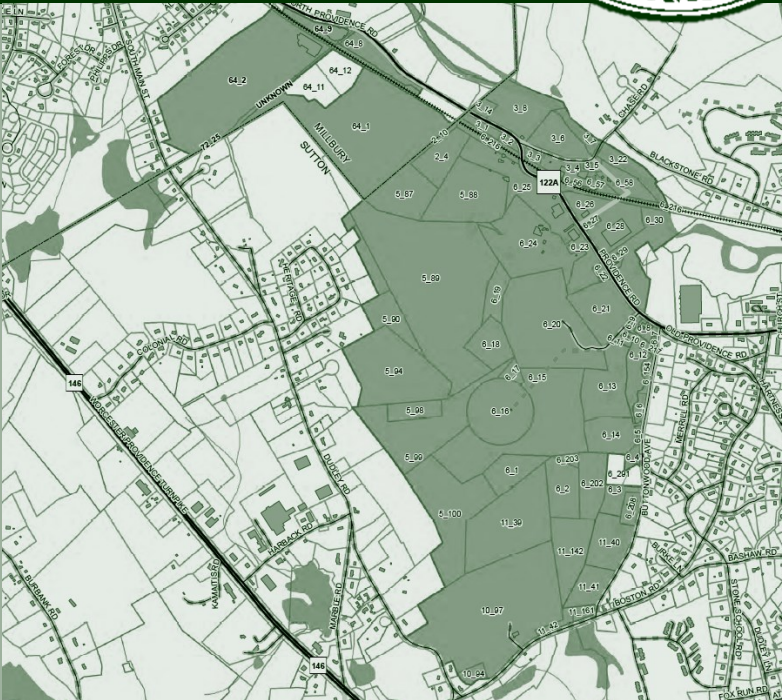


For more information, contact:



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UNPARALLELED OPPORTUNITY

The Region's most developable site, the Route 122A PDA offers space, metropolitan proximity, freight rail access, and more. Offering gentle topography, easy site assembly, and pro-business policies makes this area a don't miss opportunity.

- 519 acres
- Supports mixed-use development
- Served by active rail spur (P&W)
- Natural gas, water, and sewer adjacent to the site
- Easy site assembly (two primary owners)
- Motivated sellers
- No significant environmental constraints
- Single-payer tax rate



Millbury (81 acres)

Potential uses include:

- ♦ Warehousing, manufacturing, processing
- ♦ Research & Development
- ♦ Wholesale distribution, transportation terminal
- ♦ Education or medical facility
- ♦ Personal services, restaurant

Sutton (438 acres)

Potential uses include:

- ♦ Warehousing, manufacturing, processing
- ♦ Commercial parking, repair services
- ♦ Businesses, offices, R&D
- ♦ Commercial recreation,
- ♦ Retail, restaurants, hotels/motels
- ♦ Educational, medical, veterinary institutions

VIBRANT REGION

Population:

Millbury- 13,261
Sutton- 8,963
Worcester County- 798,552

Distance:

Rte. 146/20/ I-90- 3.5 miles
I-290 & I-395- 6.5 miles
I-495- 11 miles
Worcester- 8 miles
Providence- 33 miles
Boston- 45 miles

Located in the Blackstone River Valley National Heritage Corridor, Millbury and Sutton Mass. are part of the Worcester -Metro Area- home to 799,000 people. Millbury is on the forefront of development, resulting from multi-million dollar highway connections and improvements. The Shoppes at Blackstone Valley provide over 750,000 SF for shopping and dining. A picturesque, bedroom community, Sutton hosts firms such as Atlas Box, CARQUEST, Polyvinyl, and others.



Cordis Mills Residential Development



Blackstone River Bikeway



The Shoppes at Blackstone Valley



South Sutton Industrial Park



Mixed Commercial Development