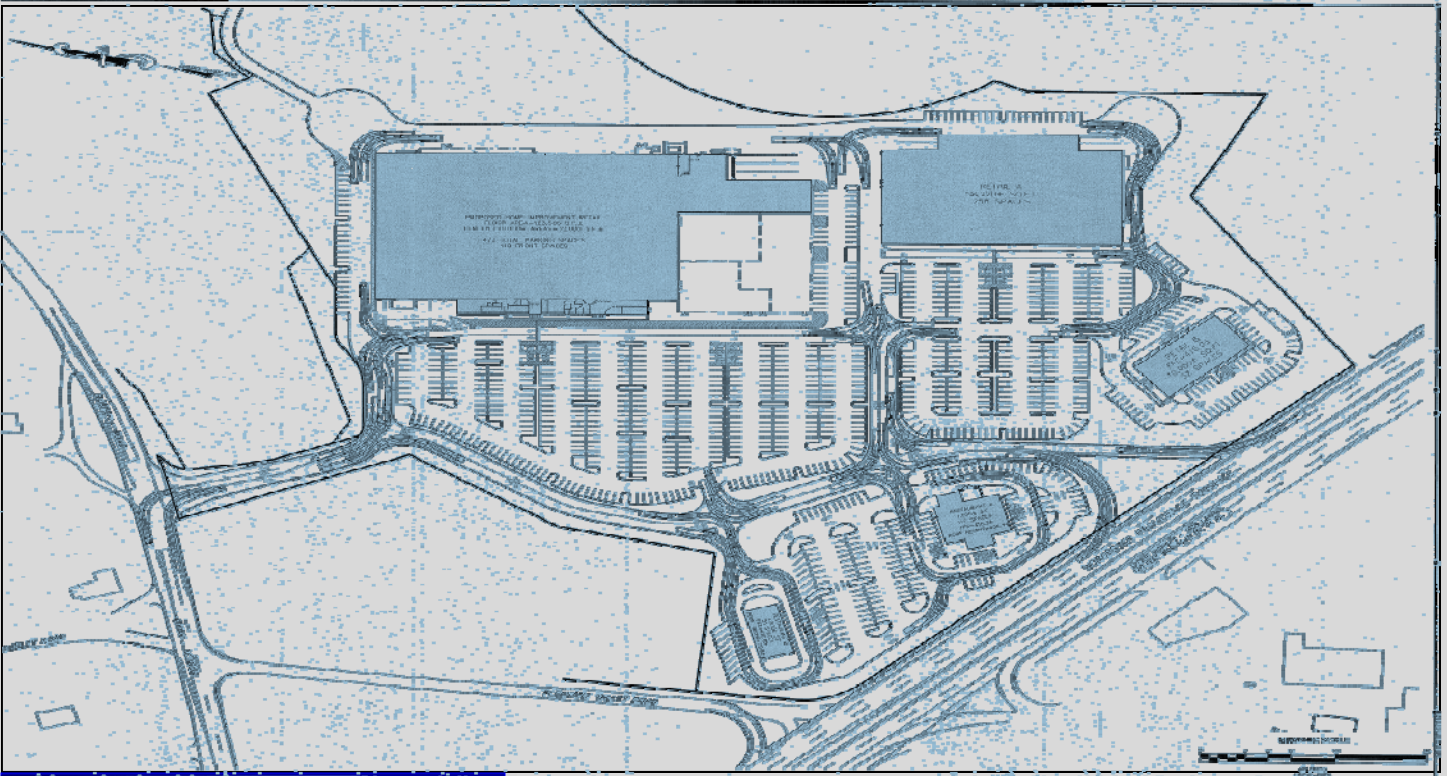


# COLD SPRING BROOK PLACE

171 Worcester-Providence Turnpike, Sutton, Massachusetts



For more information or to schedule a tour,  
please contact either of the following  
individuals:

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ASSOCIATES, INC.

**Cold Spring Brook Place** is located near the intersection of Route 146 and Boston Road in Sutton, MA, offering a mixed-use retail destination that may potentially include a grocer, restaurant, fast food restaurant, bank, and other complimentary retail uses. The development has been permitted for 247,000 +/- square feet of new retail space, with the opportunity to develop 40B housing to the northeasterly portion of the site.

Well located on Route 146, this project will provide a much needed retail development that will serve the needs of the Blackstone Valley corridor, including surrounding towns Blackstone, Douglas, Grafton, Hopedale, Millville, Uxbridge, Upton, Sutton, Millbury, Northbridge, Mendon. Significant roadway improvements have been fully approved by the Commonwealth of Massachusetts DOT that will include a widening of the road to create a much improved traffic flow during peak hours of travel **along Route 146.**

Address:	171 Worcester-Providence Turnpike, Sutton, MA
Acreage:	37.4 +/- acres
Building Area:	Up to 247,000 +/- square feet
Utilities:	Town Water, Sewer, Gas, Electric, Cable,
Highway Access:	Routes 20, 146, 290, & I-90
For Sale:	\$4,500,000

# Welcome to Cold Spring Brook Place

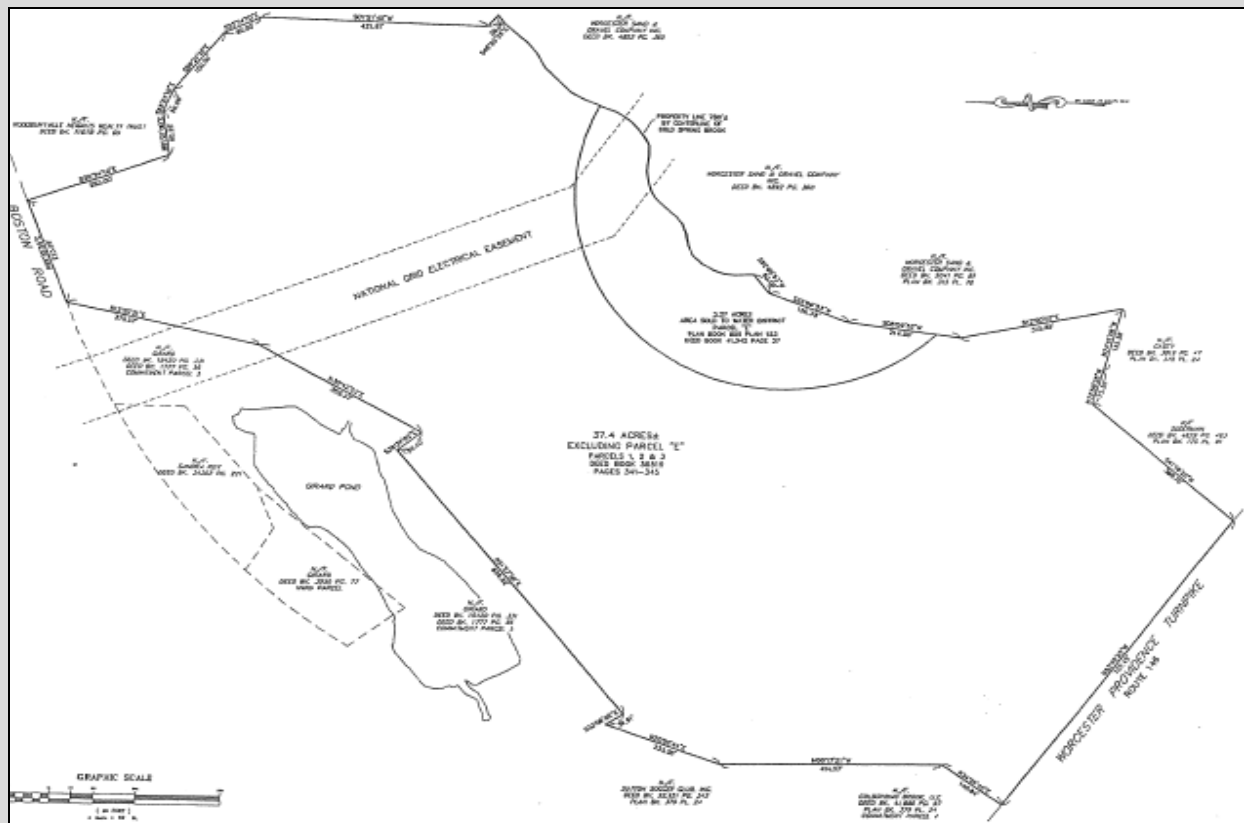
## Cold Spring Brook Development Site:

Cold Spring Brook Place (“CSBP”) is a 37.4 +- acre retail development site located at 171 Worcester Providence Turnpike in Sutton, Massachusetts (Book 36519, Page 336-345). The centrally located site sits at the signalized intersection of the Worcester Providence Turnpike/Route 146 (North) and Boston Road and is ideally located less than two miles from a destination retail site for Central and South Central Massachusetts known as the Shoppes at Blackstone and less than three miles from a new Super Wal-Mart and Sam’s Club development. Recent studies by the Massachusetts Department of Transportation have recorded traffic counts averaging 52,000 +- cars per day.

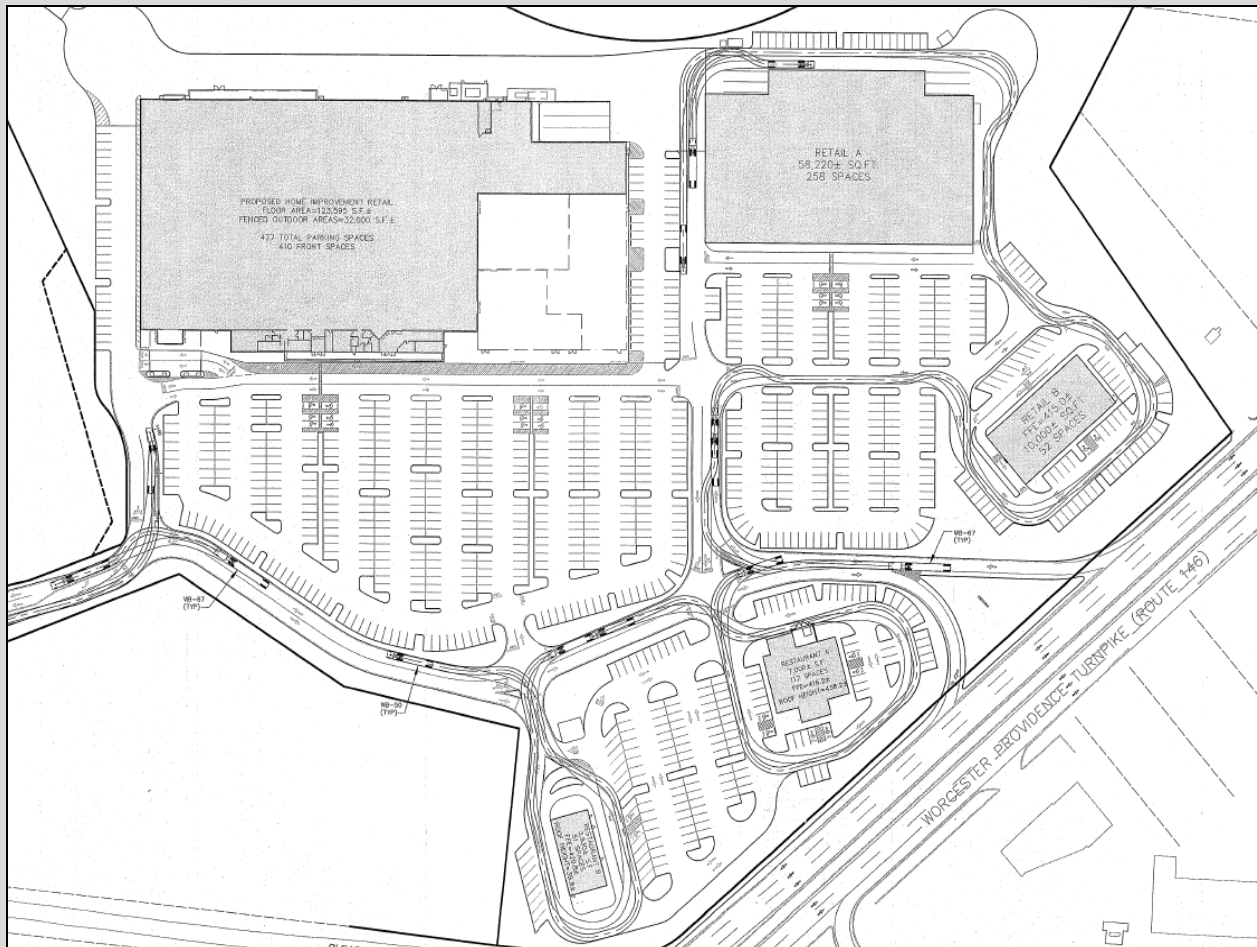
CSBP is a fully permitted site by the town of Sutton for up to 247,000 +- square feet of mixed retail. Interested parties have included home improvement retailers, grocers, banks, restaurants, including many other complimentary uses that would front Route 146. The following was permitted in September 2008:

- 155,595 +- square foot home improvement store
- 7,000 +- square foot restaurant
- 3,830 +- square foot fast food restaurant with drive through
- 3,100 +- square foot bank with drive through
- Accessory retail totaling 68,220 +- square foot

## Site Plan:



## Proposed Site Development:



## About the Town of Sutton:

Sutton, Massachusetts is an historic community located near the junction of the Massachusetts Turnpike (I-90), Route 20 and Route 146, offering an ideal location for both commercial and residential development. The town has become a bedroom community for major metropolitan areas such as Worcester, Providence and Boston.

Many well-established and respected businesses are located in Sutton. The Town features an excellent public school system and close proximity to many esteemed colleges and universities throughout Central Massachusetts and Rhode Island. Residents of Sutton are offered a local, community feel and small town ambiance.. The Town is committed to working hard to maintain a balance between residential and business interests. The Town also boasts a single tax rate of \$14.53/\$1,000.00 of valuation.





### **The Blackstone Valley Chamber of Commerce – Pro-Business:**

Chamber programs, initiatives, events and committees exist to encourage the growth of member businesses and to improve the community as a whole. The organization targets Business Growth and Development as a major initiative through regular educational seminars and numerous networking opportunities, including Business Breakfasts, Business After Hours, Women’s Business Networking Luncheons and our Annual Home and Business Expo (with over 4,000 in attendance), Heritage Starlight-Taste of the Valley and our Golf Tournament to benefit the Blackstone Valley Chamber of Commerce Education Foundation, which offers valuable educational programs, student opportunities and grants to teachers in the eleven town area. These events offer unique business networking and promotional opportunities to accommodate all schedules.

Legislative Affairs is an area of increasing interest. The BVCC hosts several legislative luncheons and informative roundtable groups throughout the year covering issues that impact both business and community. The BV Chamber attends many state and local level meetings and hearings on behalf of the needs of our members and with our members to lend support on pressing issues. The BVCC sits on the Governor’s Roundtable for Small Business at the state house in Boston so your voice can be heard.

- Sutton is home to a highly educated workforce in the fields of science, technology, and management, with a 25% lower salary expectation than Boston/Cambridge
- 68% of Sutton residents are currently employed in a professional environment

- Sutton offers a rich pool of highly educated professional that help to accelerate ideas and innovations throughout Central Massachusetts.
- There is a continuum of training in the nearby cities of Worcester and Leominster with WPI, Massachusetts Academy of Mathematics and Science at WPI, new Worcester Technical High School, the University of Massachusetts Medical School, Clark University, Holy Cross, Assumption College, the Massachusetts College of Pharmacy, Becker College, Atlantic Union, University of Phoenix, Anna Maria College, Mount Wachusett Community College, Quinsigamond Community College, and Worcester State, among many others.
- A reliable, highly educated workforce
- Reasonable housing expenses, estimated to be 25% less than cities to the east of Worcester.

### **Intersection Improvement Project Route 146 & Boston Road – Project File Number 606110**

There are significant roadway improvements that have been fully approved by the Commonwealth of Massachusetts and the Department of Transportation. The improvements will include a widening of the road to create a much improved traffic flow during peak hours of travel. The roadwork is fully funded, and it is anticipated that the improvements will commence in Q2 2012 +/-.

The purpose of the project is to provide improved traffic operation at the intersection of Route 146 and Boston Road. This will be accomplished by adding through and turn lanes at each leg of the intersection, increasing turn lane storage capacity. This project includes roadway widening and a new traffic signal at the intersection. The approved design exceptions for this project includes shoulder width on Route 146 and Boston Road, horizontal curve length and vertical alignment which are the result of existing substandard geometry with existing conditions that cannot be improved without additional cost and impacts to wetlands and private property. Mass DOT is responsible for acquiring all needed rights in private or public land.

The proposed improvements at Route 146 consist of construction of a new through lane in each direction, and a new left-turn/u-turn lane at the southbound approach. On the northbound approach, the through lane will be constructed on the existing right shoulder area. On the southbound approach, where space is limited, a new retaining wall (adjacent to Tony's Pizza) will be required to allow roadway widening.

The proposed improvements at Boston Road consist of a new left turn lane along the eastbound approach, and dual left turn lanes at the westbound approach. The existing right turn lanes at both approaches will be lengthened, extending farther from the intersection; thus increasing traffic capacity. To reduce wetland impacts and Right of Way takings, the total roadway widening will generally occur along the north side of Route 146.

In addition to roadway widening, the work will include pavement resurfacing, traffic signal improvements, new median barriers and guardrails, and drainage improvements. The total construction cost is estimated to be approximately \$6 million.

Project inquiries may be e-mailed to: [dot.feedback.highway@state.ma.us](mailto:dot.feedback.highway@state.ma.us)

# Affiliations

## Town of Sutton:



[www.suttonmass.org](http://www.suttonmass.org)

## Worcester Regional Chamber of Commerce:



[www.worcesterchamber.org](http://www.worcesterchamber.org)

As the largest Chamber in New England, the Worcester Regional Chamber of Commerce is dedicated to enhancing the region's economic prosperity and the vitality of its business community. The mission of the Chamber is to support existing businesses and promote economic development in the Worcester region by being a bold, strong, articulate and effective advocate. The Chamber believes that a strong business community is a catalyst to a dynamic area in which to live.

The Worcester Regional Chamber of Commerce represents thousands of members through public policy advocacy and economic development initiatives that create balanced regional growth. The Chamber delivers valuable programming, support services, and growth opportunities to our membership. Extensive networking opportunities are available through a wide variety of events along with valuable programs that assist businesses – large and small – to operate successfully.

North Central Massachusetts Chamber of Commerce:



[www.northcentralmass.com](http://www.northcentralmass.com)

The North Central Massachusetts Chamber of Commerce is a business advocacy, economic development organization working to create and sustain relationships among businesses and between businesses and the community. With 1500 member firms, employing over 29,000 people in the region, the Chamber is working to foster economic opportunity in Fitchburg, Leominster, and surrounding communities.



[www.blackstonevalley.org](http://www.blackstonevalley.org)

The Blackstone Valley Chamber of Commerce's Mission Statement: To promote the economic vitality of the Blackstone Valley, meet the needs of the Chamber's business members, while providing leadership on issues which impact the economy and quality of life in the Valley.



[www.worcesterma.gov](http://www.worcesterma.gov)

Welcome to the official website for the City of Worcester, MA - the great city in the heart of the Commonwealth and New England. Worcester has transformed itself into a progressive and vibrant city with an active diverse culture, multi-billion dollar public/private investment, a robust healthcare and biotechnology industry and nationally recognized colleges and universities.

## Directions

### **From the East/West/Boston/Southeast:**

- Take Mass Pike (I-90) to Exit #10A in Millbury, Route 146 South.
- Keep right at the fork following the signs for Millbury/Providence RI, Route 146 South.
- Take Exit 7 toward Central Turnpike Northbridge/Oxford
- Turn left onto Central Turnpike
- Turn left to merge onto Route 146 North Worcester/Providence Turnpike
- The property is just after the Atlas Box Facility and before the lights at the signalized intersection of Boston Road

### **From Northeast/Worcester:**

- Take Route 495 to Rte 290 West to Exit #12, Route 146 South
- Keep right at the fork following the signs for Millbury/Providence RI, Route 146 South.
- Take Exit 7 toward Central Turnpike Northbridge/Oxford
- Turn left onto Central Turnpike
- Turn left to merge onto Route 146 North Worcester/Providence Turnpike
- The property is just after the Atlas Box Facility and before the lights at the signalized intersection of Boston Road

### **From Northwest:**

- Take Route 2 East to Exit #33 in Leominster, Route 190 South.
- Follow Route 190S to Route 290 West in Worcester.
- Take Route 290W to Exit #12, Route 146 South.
- Take Exit 7 toward Central Turnpike Northbridge/Oxford
- Turn left onto Central Turnpike
- Turn left to merge onto Route 146 North Worcester/Providence Turnpike
- The property is just after the Atlas Box Facility and before the lights at the signalized intersection of Boston Road

## Contact & Leasing Information

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