

# SOUTHGATE BUSINESS PARK

Leominster, Massachusetts



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Southgate Business Park is located just off Route 12 in Leominster, with exceptional access to Routes 2 and 190. The project is slated for mixed-use development including retail, residential office, medical, life science, biotech, and high-end industrial uses. The business park provides for flexible zoning and expedited permitting under 43D regulations, providing “shovel ready” pad sites for a myriad of uses. The 60 +/- acre site is fully equipped with utilities, and a high end road systems that includes pedestrian friendly walkways, granite curbing and landscaped islands. Through city, state, and other economic incentives, the Southgate Business Park will provide expansive new development and the creation of hundreds of new jobs in the Leominster area. The developer, Southgate Business Park LLC will entertain all transaction types including land leases, built-to-suit, land sales, or building sales and leasing.

Address:	Research & Technology Drive, Leominster, MA
Available Area:	60 +/- acres
Roadway:	Yes, constructed in 2011
Utilities:	Water, Sewer, Gas, Electric, Cable
Highway Access:	Routes 2, 12, 190, 290, and Mass Turnpike (I-90)
Uses:	Industrial, Bio-Tech, Office, Distribution, Retail
Delivery Date:	Pad sites available immediately
Permitting:	Expedited through Chapter 43D
Pricing:	TBD based on specific uses within the park

# Welcome to Southgate Business Park

The Southgate Business Park is a quasi-public and private development that could potentially attract more than 100 million dollars in private investment, and more than 250 newly created permanent jobs when completed. The Southgate Business Park is located on newly created Research Drive and Technology Drive in Leominster, Massachusetts. The project, situated on the Leominster/Sterling line, is exceptional well located within minutes of the intersection of Route 190 and Route 12, offering a mixed-use destination for office, life science, biotech, retail and industrial related uses. The early stages of planning for Southgate Business Park include approval by local and state authorities for a 43D expedited permitting process – a shovel ready development site for a myriad of commercial related uses.

Recently, this expedited permitting process and grant money helped bring all necessary utilities to the site, as well as begin construction on the roadway through the park. With the cooperation from the Town of Leominster, the roadway has been nearly completed - including granite curbing, landscaped islands and pedestrian friendly walkways. The Southgate Business Park has been developed in a manner to become a high quality hub for business in North Worcester County. The project can accommodate both small and large projects alike - anywhere from a small retail user, to larger biotech, research, office or industrial uses. The Southgate Industrial Park will be developed by the Southgate Business Park LLC, an experienced and integrated real estate development company that focuses on sustainable design and construction. Outright land sales, land leases, and build to suite opportunities will all be considered as an integral way to successfully develop the park to its fullest potential.

## **SPACE AVAILABILITY**

The Southgate Business Park encompasses nearly sixty (60) acres of land, the majority of which will be delivered as pad-ready sites with water, sewer, gas and electricity all stubbed to the individual sites. Immediately off of Central Street (Route 12), the development vision includes a small in-line retail strip that will be geared toward the needs of tenants and owners within the Southgate Business Park. The mixed use development will include retail, office, medical, life sciences and biotech, as well as industrial related uses.

### **Retail:**

The developer envisions a small retail development located at the intersection of Central Street (Route 12) and Research Drive that will serve as an amenity for the park. Food service, banking and other conveniences will be targeted in order to provide a complimentary use within the Southgate Business Park.

### **Office/Medical/Life Science:**

As one enters the park, there are numerous sites along the northerly most side of Research Drive that would be well suited for smaller office, medical or life science development. The various sites would have exceptional access and visibility, offering either pad ready sites ready for development, or build to suit opportunities for those tenants interested in a long-term lease.

The sites would provide for multi-story construction, with ample on-site, surface parking to accommodate employees and visitors alike. The current plan that was approved by the Town of Leominster provides for more than twenty (20) professional buildings that can accommodate users from 5,000 to 40,000 square feet +/-, although the sub-division can be modified to suit the needs of most any tenant/buyer in the market.

### **Industrial:**

There are numerous industrial opportunities that range in size from 10,000 +/- square feet, to upwards of 300,000 +/- square feet to the rear of the park. Similar to office, medical, and life science buildings, the park can provide a professional, higher end industrial building to meet the ever changing needs of the market.

## **Vision**

- Southgate Business Park is viewed as a launching pad for medical/life sciences companies to enhance their leading-edge research programs in life sciences, biotechnology and bio and chemical engineering
- A destination for industrial companies large and small – representing the entire continuum of product development.
- A hub for major companies to utilize as distribution and relocated headquarters.
- An economic stimulant creating many jobs in the Central/Northern Worcester area.
- A tranquil, tree-lined, landscaped mixed-use campus, which can be easily accessed from Route 495, Route 2, Route 190, Route 290 and the Massachusetts Turnpike (I-90).
- New, high-end development for Leominster by establishing a mixed-use destination which includes commercial business, retail establishments, and residential developments.

## **Economic Incentives**

Commercial and industrial developments have many opportunities to utilize smart growth principles. One of the benefits of Chapter 43D is that designated Priority Development Sites are given priority consideration for Public Works Economic Development grants (PWED), the Community Development Action Grant Program (CDAG), brownfields remediation assistance, MORE infrastructure funds, and other financing through quasi-public organizations. The following incentive programs may be available to those companies interested in the Southgate Business Park:

### **Economic Development Incentive Program (EDIP):**

The Program is designed to attract and retain businesses in Economic Target Areas. Programs eligible through certification to participate in the Program include new facilities and existing facilities that propose an expansion of the number of permanent full time employees. State government incentives include an investment tax credit and a deduction for the renovation of existing buildings.

### **District Improvement Financing (DIF):**

District Improvement Financing is a public financing alternative available to all cities and towns in the Commonwealth. Municipalities can fund public works, infrastructure, and development projects by allocating future tax revenues from a predefined district to pay project costs. The Economic Assistance Coordinating Council (EACC) approves District Improvement Financing.

### **Mass Development Real Estate Financing:**

MassDevelopment has numerous real estate financing tools to provide borrowers with access to up to \$5 million for facility acquisition, renovation, construction, and permanent financing. MassDevelopment also provides guarantees to secure a portion of a private real estate loan, providing lenders with incentives to extend credit. MassDevelopment provides below market rate financing for loans of \$50,000 to \$1,000,000 for new equipment purchases. Guarantees of up to 90% are available on working capital lines of credits and other eligible loans. MassDevelopment allows exporters to access export credit insurance. TechDollars are also available with access to 100% financing at below-prime rates for technology equipment purchases and installation by nonprofit organizations with annual revenues of \$5 million or less.

### **Emerging Technology Fund (ETF):**

The Massachusetts Emerging Technology Fund targets companies that are starting up or expanding manufacturing in Massachusetts by providing financing for manufacturing facilities and equipment. The ETF offers loans or loan participants up to \$2,500,00 and loan guarantees up to \$1,000,000. Companies that receive ETF financing must have strong management teams, demonstrate technical feasibility, and a proven fundraising record.

### **Green Loan Program:**

Mass Development wants to help business optimize efficiency and reduce energy costs. Our Green Loan Program bridges the gap between energy efficiency project costs and the rebates or subsidiaries provided by utility companies and state/federal incentive programs.

### **Investment Tax Credit:**

The Massachusetts Investment Tax Credit offers credit for qualifying businesses against their state corporate excise tax. This credit may be used to purchase and lease tangible property used in business operations. Manufacturers, research and development corporations, and agricultural/fishing businesses are qualified to use the credit.

## **43D Expedited Permitting**

The City of Leominster passed Chapter 43D in April of 2007, which allows the City to designate areas as Priority Development Sites (PDS). Several parcels or projects may be included within a single priority development site, such as Southgate Business Park. A PDS is privately or publically owned property that must meet zoning, new construction minimums and pass the state Interagency Permitting Board.

Expedited permitting will guarantee that a decision on a permit application is granted within 90 days of the application being deemed complete. It is the sole responsibility of the owner/developer to ensure that all project stages meet local, state, and federal requirements. Expedited permitting will also ensure that development is constructed in a manner that is:

- Consistent with low impact development techniques.
- Accounts for minimizing traffic impacts through appropriate mitigation.
- Maintains environmental quality
- Improves community economics
- Compatible with community character

The City of Leominster has implemented MUNIS, an advanced-level automated permit tracking system. Automated permit tracking systems have the ability to track the status of permits and the review of applications/plans. Leominster has implemented the system to track all permits moving through the permitting process, as well as permits that have yet received decisions. The system will also allow applicants to view information regarding their property the internet. This information includes map & parcel plans, site address, availability of water/sewer/utilities to site, and multiple contacts for any questions needed. The program is new to many geographic areas, and will aid developers and business owners in the permitting process.

## **PEOPLE**

- Leominster is home to a highly-educated workforce of professionals in science, technology, and management with 25% lower salary expectations than Boston/Cambridge
- 68% of local city residents are currently employed in a type of professional office use.
- Craig C. Mello – Winner of the 2006 Nobel Prize in Physiology or Medicine conducts his award-winning research in nearby Worcester, less than 20 minutes from the Southgate Business Park.
- Rich pool of highly educated professionals and assistants to help accelerate ideas and innovations in the life sciences, professional office and industrial/manufacturing fields.
- Continuum of training in Leominster & Worcester: WPI partnership with K-12 programs, Massachusetts Academy of Mathematics and Science at WPI, new Worcester Technical High School (entire Academy focused on life sciences), and world-class colleges such as the College of the Holy Cross, The University of Massachusetts Medical School, Clark University, Assumption College, and the Massachusetts College of Pharmacy.

In addition, there are many other private, state and community colleges such as Becker College, Atlantic Union, University of Phoenix, Anna Maria College, Mount Wachusett Community College and Fitchburg State that all help to bolster the workforce in North Central Massachusetts.

- Affordable, high- quality of life and lower housing costs

- 20 cultural attractions in close proximity: Wachusett Mountain Ski Area, Harvard Fruitlands Museum, National Plastics Center & Museum, Shirley Historical Society Museum, The Worcester Historical Society and the Worcester Art Museum

## LOCATION

- Leominster is the second largest city in Worcester County with a population of 40,759 according to the 2010 census.
- A speedy commute from the South to Leominster, traveling North in the morning and south in the evenings, resulting in a minimal travel time of only 20 minutes from Downtown Worcester, and less than 45 minutes into Boston.
- Located at the intersection of Route 190 and Route 12 – proximity to Umass Medical (presence in Leominster), Fort Devens research facilities and Downtown Worcester.
- Highly accessible airports:

Worcester Airport – General/corporate aviation

TF Green International (Providence) – 60 minutes away

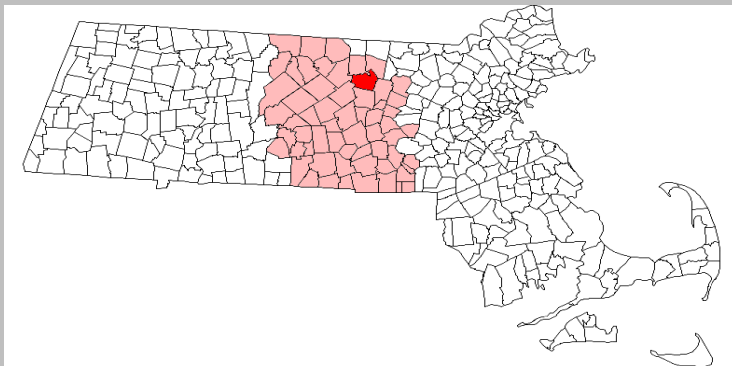
Bradley International (Hartford/Springfield) – 75 minutes away

Logan International (Boston) – 45 minutes away

Manchester Regional (Manchester) – 40 minutes away

- New York City - 3 hours away (by car)

## NORTH / CENTRAL MASSACHUSETTS



North / Central Massachusetts has been identified as one of the few areas in the United States with the resources to emerge as a bio/life sciences industry leader, according to Milken Institute Research Report. Massachusetts continues to make major investments in Central Massachusetts as a life sciences and bioengineering center. Recent investments include:

- UMass Medical School (1980)
- Worcester Biotech Park (1990)
- Gateway Park (2005)
- Bristol-Myers Squibb (2006)
- BMC - Bio-manufacturing Initiative (2006)
- \$1B Life Sciences Initiative (2007)

## Directions

### From the East (Mass. Turnpike, including Logan Airport)

- Take Mass. Turnpike (I-90) to Route 495. Proceed north and bear right onto I-290. Continue east-bound on I-290 and use exit 19 (I-190) to Fitchburg/Leominster. Continue 10 miles on I-190 to Exit 6. Left off of exit 1.5 miles and arrive at Southgate Business Park.

### From the East (Rte. 9)

- Follow Rte. 9 to Worcester. Enter onto I-290 via Exit 17 in Downtown Worcester. Continue east-bound on I-290 and use exit 19 (I-190) to Fitchburg/Leominster. Continue 10 miles on I-190 to exit 6. Left off of exit 1.5 miles and arrive at Southgate Business Park.

### From the North (Lawrence / North Shore)

- Take I-495 south and take Exit 2B to merge onto Route 2 westbound. Merge onto Route 2 towards Leominster Connector. Follow the ramp onto I-190 south. Drive 5 miles on I-190 South and take exit 6 towards Leominster/Sterling. Merge onto Route 12 north and arrive at Southgate Business Park on left in 1.5 miles.

### From Western Massachusetts and Connecticut:

- Take I-84 to Mass. Turnpike (I-90). Take Exit 10 (Auburn) and proceed east on I-290 into Worcester. Continue east-bound on I-290 and use exit 19 (I-190) to Fitchburg/Leominster. Continue 10 miles on I-190 to exit 6. Left off of exit 1.5 miles and arrive at Southgate Business Park on left.

### From Providence, Rhode Island

- Take Route 146 north to Route 290 east. Continue east-bound on I-290 and use exit 19 (I-190) to Fitchburg/Leominster. Continue 10 miles on I-190 to exit 6. Left off of exit 1.5 miles and arrive at Southgate Business Park.



## Contact & Leasing Information

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## Affiliations



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.

<https://www.worcesterchamber.org/>



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.

<http://www.northcentralmass.com/>



We are committed to improving the quality of life for the citizens of Leominster and providing an environment that will support positive economic activity and growth. If you live in our city this site will make it easier for you to get information and correspond with city officials. If you are visiting, you will find exciting things to do. If you are looking to relocate your family or business, we hope this site will help you at <http://www.leominster-ma.gov/>



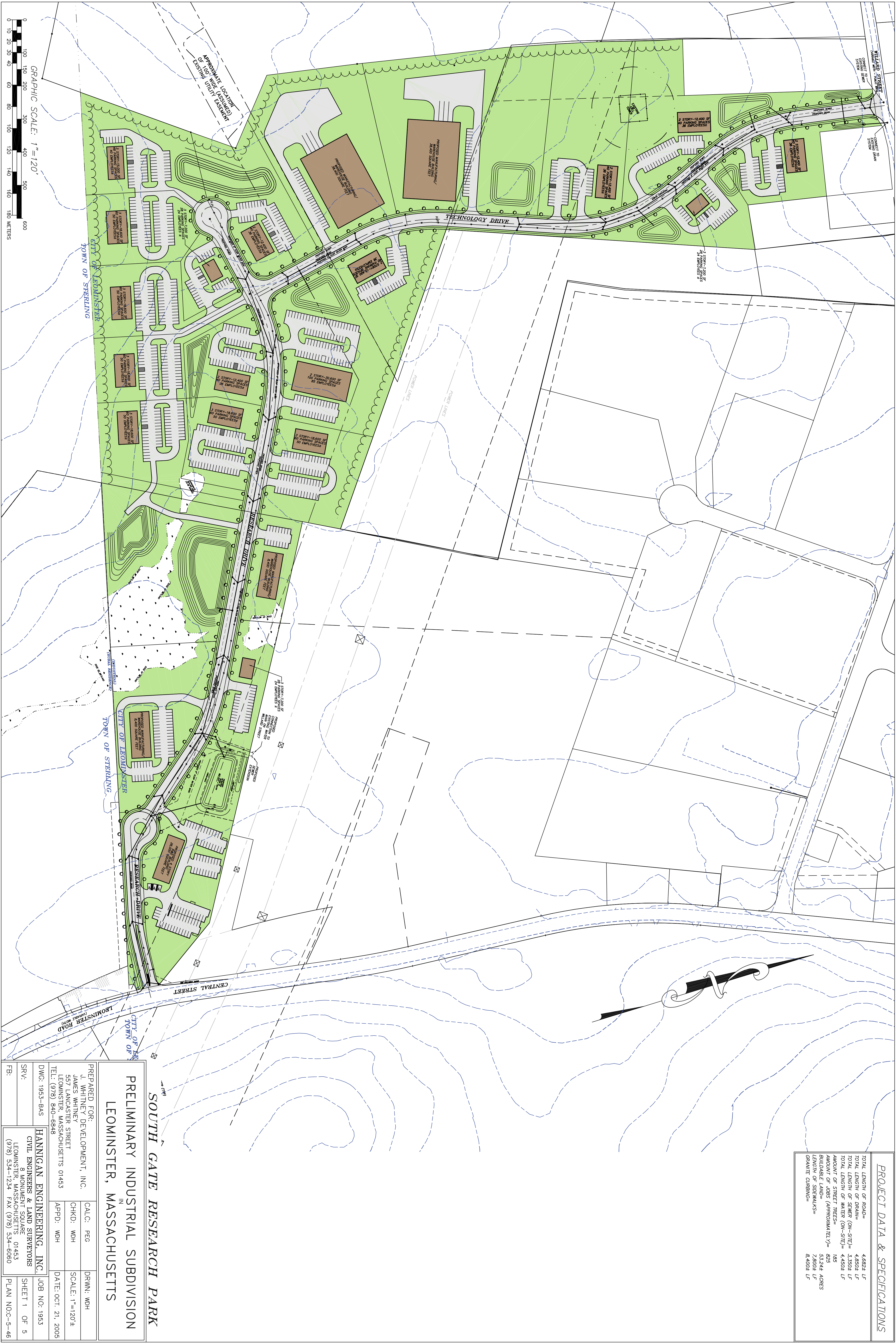
Welcome to the official website for the City of Worcester, MA - the great city in the heart of the Commonwealth and New England. Worcester has transformed itself into a progressive and vibrant city with an active diverse culture, multi-billion dollar public/private investment, a robust healthcare and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

<http://www.worcesterma.gov/>

# Existing Conditions







**PROJECT DATA & SPECIFICATIONS**

TOTAL LENGTH OF ROAD=	4,682± LF
TOTAL LENGTH OF DRAIN=	4,682± LF
TOTAL LENGTH OF SEWER (ON-SITE)=	3,330± LF
TOTAL LENGTH OF WATER (ON-SITE)=	4,430± LF
AMOUNT OF STREET PAVEMENT=	83±
BLINDABLE LAND= (APPROXIMATELY)=	53,244 ACRES
LENGTH OF SIDEWALKS=	7,900± LF
GRAVITE CURBING=	8,400± LF

**SOUTH GATE RESEARCH PARK**  
**PRELIMINARY INDUSTRIAL SUBDIVISION**  
**LEOMINSTER, MASSACHUSETTS**

PREPARED FOR:	J. WHITNET DEVELOPMENT, INC.	CALC:	PEG	DRWN:	WDH
SRV:	JAMES WHITNET 557 LANCASTER STREET LEOMINSTER, MASSACHUSETTS 01453	CHKD:	WDH	SCALE:	1"=120'±
FB:	TEL: (978) 840-6848	APPD:	WDH	DATE:	OCT. 21, 2005
	DWG: 1953-BAS			JOB NO:	1953
	HANNIGAN ENGINEERING, INC.			SHEET	1 OF 5
	CIVIL ENGINEERS & LAND SURVEYORS LEOMINSTER, MASSACHUSETTS (978) 534-1234 FAX (978) 534-6080			PLAN NO.:	5-46