

Mill Properties

Cabotville Mill Complex

165 Front St,
Chicopee, MA 01013

Property Description

This is a former mill property that houses several businesses but has many vacancies. A new water line should be extended to the mill buildings to support their redevelopment. Also included in this site is a parking lot between Front and Exchange streets.

Owner: 200 Tillary LLC (Wright Realty Inc. owns one condominium unit/building that is part of Cabotville Mill Condominium Association), First Light Power (canal owner)

Size: 12.29 acres (Buildings: 752,998 SF)

FY12 assessed value: \$5.9 Million (Buildings: \$5.7 million)

Zoning: Industrial

Date acquired: March 22, 2005

Previous owner: Jeffrey B. Sagalyn and Daniel S. Burack, co-partners of Cabotville Industrial Park Partnership (purchase)

Brownfield Issues

- Limited environmental concerns (PBCs, solvents and lead identified)
- No known underground storage tanks

Reuse Scenarios

- Flexible industrial space
- Support growth of existing mill businesses
- Housing for <35 and 55+
- Canal path and park
- Mixed use south of Front Street

Key Next Steps

1. Work with owner to market properties and support detailed business market study
2. Partner with development team
3. Review and modify existing Special Permit

Potential Resources

- EPA Assessment grant (if available through City or other public entity)
- MassDevelopment Assessment/Cleanup loans
- Federal and Massachusetts brownfields tax

