

# AUCTION

24.7± ACRE  
"TWEAVE MILL" SITE



# JJ Manning

AUCTIONEERS

In Cooperation  
with Bob Cronin



REF 18-1788  
BRO 1642  
MA AUC LIC 3184  
MA BROKER LIC 5850

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## 800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



**Property Tour: Tuesday, September 11 (11am-2pm)**

## NORTON, MA

100,000± sf. Brick Mill Complex  
End Use or Redevelopment Potential  
**Tuesday, September 18 at 11am**

# Corporate Relocation Forces Sale

## 24.7± Acre "Tweave Mill" Site

100,000± sf. Brick Mill Complex on Rail Siding & 4± Miles to I-495

**AUCTION: Tuesday, September 18 at 11am On-site**



AVAILABLE FOR IMMEDIATE USE OR REDEVELOPMENT

## 138 Barrows St., Norton, MA

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# Corporate Relocation Forces Sale

## 24.7± Acre “Tweave Mill” Site

100,000± sf. Brick Mill Complex on Rail Siding & 4± Miles to I-495

138 Barrows St., Norton, MA



**AUCTION: Tuesday, September 18 at 11am On-site**



### RE Tax Assessment:

\$2,230,500

### Parcel ID:

27-140-02-0

### Frontage:

206± ft. road, 244± ft. river,  
1,928 ft. railroad

### Zoning:

R-60, current is a legal non-conforming use, see Property Info. Package (PIP) for a variety of potential additional uses by right or special permit

### Fire Suppression:

See PIP, some buildings are sprinklered

### Buildings:

100,000± sf. in 5± primarily masonry 1&2-story main structures built between 1905-1952 with 12'-14' foot ceilings plus 12-stall garage, 3-car garage, pump house & other detached support buildings

### Elevator:

1 in main building

### Loading Docks:

Numerous, see PIP

### Heat:

Oil-fired steam

### Parking:

53± spaces

### Occupancy:

Lease expires & tenant relocating by September 23

### Environmental, FEMA Zones & Utilities:

See PIP

### Dam:

See PIP for deed & other documents about rights, easements & responsibilities conveyed relative to Barrowsville Pond Dam, Wading River, etc.

### Deed Ref.:

Bristol County N. 2074-257

Owned by a textile manufacturer of stretch woven fabrics since 1981, the property features a rail siding & is centrally located close to the Norton Commerce Center, Myles Standish Industrial Park, Xfinity Center, & Wheaton College with easy access to Routes 24, 44, 140 & I-495



Barrowsville Pond Dam

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**Terms of Sale:** 10% deposit of which \$40,000 must be presented in cash, certified or bank check. Remainder of the 10% deposit in wire transfer, cash, certified or bank check by 2pm ET on Thursday, 9/20/18. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale.

**Pre-auction Offers:** Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed

**Buyer's Broker Terms:** Up to 2% Broker Commission Offered. Visit [www.JJManning.com](http://www.JJManning.com), mandatory broker pre-registration requirements.

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Property Info., Photos, Broker Reg. & Full Terms at:

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