

NORTHBRIDGE, MA LEASED INCOME PROPERTY

Former Textile Mill Complex on Rt 122 • 380,000± sf Industrial Buildings

7 Parcels Totaling 95± Acres



ABSOLUTE AUCTION

Wednesday, October 23 at 11am On-site

Property Tour: Wednesday, October 16 (11am-1pm)

JJ Manning

— AUCTIONEERS —

JJManning.com

800.521.0111

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



MA AUC LIC 111
MA BROKER LIC 5850
BRO 1813
REF 24-2078

Terms of Sale:

10% certified deposit of which \$100,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, October 25, 2024. Balance in 30 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. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence

over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

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 wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

Selling in Entirety to the Highest Bidder, Regardless of Price

Former "Rockdale Mills" Complex
7 Parcels Totaling 95± Acres
380,000± sf Industrial Buildings



BOUNDARIES APPROXIMATE © Pictometry.com



| Parcel ID | Address | ± Acres | Improvements |
|--------------------|--------------------|--------------|----------------|
| 25-19 | 2341 Providence Rd | 4.23 | Mill Buildings |
| 25-20 | 0 Providence Rd | 85.90 | Unimproved |
| 25-89 | 0 Providence Rd | 0.23 | Outbuildings |
| 22A-172 | 0 Sutton St | 0.13 | Unimproved |
| 22A-174 | 0 Sutton St | 3.89 | Outbuilding |
| 22A-175 | 0 Sutton St | 0.48 | Paved Parking |
| 21-103 | 0 Railroad St | 0.44 | Outbuildings |
| Total Acres | | 95.30 | |



2341 Providence Rd (Rt 122) &
 Additional on Rt 122, Sutton St & Railroad St
Northbridge, MA

BLACKSTONE RIVER VALLEY

7 Assessor's parcels totaling 95.3± acres with 380,000± sf of improvements features the historic "Rockdale Mills" stone & brick textile mill complex built circa 1856. Tenants include Altor Solutions/ Polyfoam LLC (lease), Curtain Factory Outlet, Rockdale Rug and Home plus Shining Rock Golf Club (lease) for well water for irrigation.

13± miles to Worcester, 34± miles to Providence & 43± miles to Boston with easy access to Routes 146, I-90, I-190, I-290 & I-395.

Total RE Tax Assessment (2024): \$2,842,500
Zoning: I1 (90± acres) & additional in B1, R2, R3
Site Area: 95.3± acres spread across 7 parcels, not all of which are contiguous
Deed Ref: Worcester County 47790/0312
See Property Info Package: Income, tenants, leases, floorplans, renovations, photos & more

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Property Info, Broker Reg & Full Terms at:

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