

Sterling Industrial Park Fact Sheet

Phase I

Total Number of Sites: 16

Size: 1.8 acres to 10.9 acres

Roads: 3/4 mile paved, 30 feet wide with curbing

Public (City) Water System: Yes. 12" main, 6" laterals Fire Hydrants: Yes

Public (City) Sewer System: Yes. 8" mains, 6" laterals

Storm Drains: Yes

Electric Service: Yes

Full Time Development Coordinator: Yes

Location

Highway Access: North/South Rt. 395 @4.4 miles. Can be accessed from Exits 88 and 89

East/West Rt. 6 @7 miles

Rhode Island border within 1 mile

Distance to major Cities:

Providence, RI: 30 miles

Hartford, CT.: 60 miles

Worcester, MA: 45 miles

Springfield, MA: 65 miles

Boston, MA: 75 miles

New York City, NY: 150 miles

Financial Incentives

80% local property tax abatement for 5 years

25% state corporate business tax reduction for 10 years

Lots Available

IP2 – 3.1 acres, great road exposure, cleared .

IP3B – 4.18 acres, rear lot, cleared.

IP5 – 2.9 acres – heavy ledge, wooded

IP6 – 1.9 acres, cleared, ready for development

IP7 – 3 acres, cleared and ready for development –

IP11 – 4.4 acres, wooded. –

IP13 – 3.1 acres, wooded

IP16 – 8.4 acres, partial cleared, partial wooded.

(FYI: 1 acre of this site is now reserved for cell tower use)

(Will consider re-subdividing, to suit client's needs)

Phase II

@70 acres of natural sloping land, contiguous to Phase I.

Infrastructure placed and individual sites determined per demand.