

## **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

Water System: Yes. 12" main, 6" laterals

Fire Hydrants: Yes

Sewer System: Yes. 8" mains, 6" laterals

Storm Drains: Yes

Electric Service: Yes

### **Location**

Highway Access:

North/South Rt. 395 @4.4 miles. Can be accessed from Exits 29 and 32

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

**IP6** – 1.9 acres, cleared, ready for development

**IP13** – 3.1 acres, wooded

**IP16** – 8.4 acres, partial cleared, partial wooded

(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.