

Warren Innovation Center: A Vocational Training Center Opportunity in Central Mass: Wrights Mill Complex in West Warren, Massachusetts

Concept A Vocational Training Center Opportunity in Central Massachusetts

A 600,000 square foot (sf) former mill (15 buildings) that could be potentially reused as a manufacturing incubator or vocational training campus for a variety of trades. A very approachable and cooperative owner and a supportive municipality are willing to work with interested industries and institutions to address site challenges. The size of the space and low rents present a tremendous value to potential users with room to grow, share services, and minimize start up costs. A program that offers advanced training would be a key component of the incubator and would likely attract companies in the formative period.

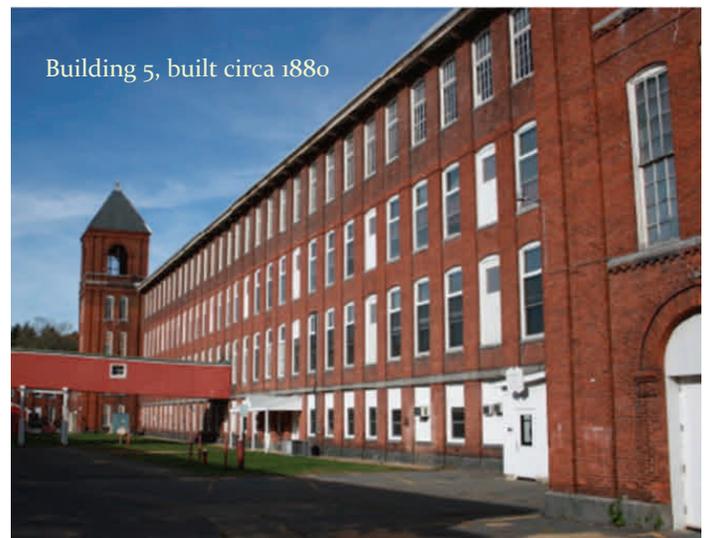
Opportunities exist to cluster training equipment, classroom space, and even onsite residential units in an attractive & affordable small Central Massachusetts town. Site can be subdivided. Green development and possible alternative energy generation are all within reach. This presents a unique opportunity to fill a critical training gap between Springfield & Worcester that has great potential for job creation.

Property Summary

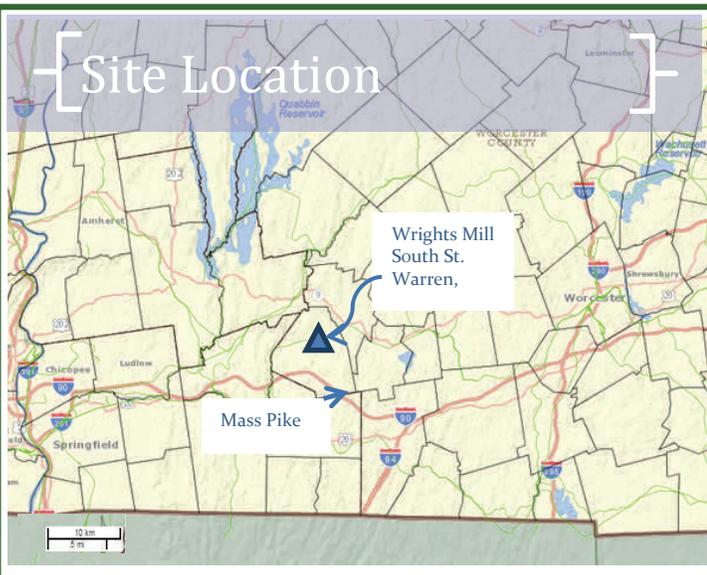
The Former Wrights Mill—85 South St., West Warren

- Approximately 600,000 square feet (sf) of space in 15 brick and concrete buildings with between 1 and 5 floors, between 2,260 sf and 122,070 sf
- Located on the Quaboag River, property contain 65 acres, of which approx. 40 acres is "open land", some of which is steep and/or in a River Protection Act Area.
- Rezoned in 2012 as Mill Conversion Overlay District (MCO) Allowable uses include residential, commercial, industrial, and institutional or a mixture
- Potential for small scale hydroelectric power generation
- Room for growth for successful businesses
- Surplus water and sewer capacity and access to all utilities
- Designated a Regional Priority Development area in 2014

Typical Architecture



Site Location



Regional Context

Warren is a scenic community of ~5,000 midway between Worcester & Springfield. The Town is proximal to both highway and freight rail transportation systems.

Conrail freight loading area	0.50 miles
Baystate Mary Lane Hospital	4.3 miles & 8 minutes
Mass Turnpike Exit 8 /Exit 9	12 /24 minutes
Quaboag Regional High School	6 minutes
Bay Path Reg. Voc. Tech. High School	33 minutes
Worcester Union Station	45 minutes
Hartford Bradley International Airport	49 minutes
Quinsigamond Community College	49 minutes
PVTA Bus Service (Walmart Ware Stop)	7.6 miles



Town Context

Town of Warren, located in Central Massachusetts, Worcester County

Warren's notable physical attributes are its scenic hillsides, active farmland and the Quaboag River, which runs through its center. For many years the economic base was agriculture and the fabric industry. The latter was the result of the location of many mills along the Quaboag River. Warren has attracted many former city dwellers who still commute to work in the cities of Worcester or Springfield and return to this peaceful community at the end of their day.

2010 Population: 5,135 (7.5% Growth from 2000)

Unemployment Rate, January 2015 :6.9% (comp to MA rate of 5.6%)

Notable Industry and Largest Employer: Colfax Fluid Handling—Warren Pumps, employs 115 FT. Warren Pumps is nearly 110-year old engineering firm that specializes in solving unique pumping applications of the US military as well as a wide variety of industrial and marine customers. Their emphasis is on twin-screw positive displacement pumps for industry and a wide variety of pumping technologies for the military, including centrifugal, gear, piston, and twin screw.

Quaboag Regional High School boasts that is part of the Innovation Zone. The high School has an excellent student : teacher ratio of **11:1**



(2008-2012 5 year estimate American Community Survey)	Warren	Worcester County	MA
16 years and over	4,170	636,132	5,320,423
In labor force	2,481	434,459	3,614,094
Median household income (2012 inflation adjusted \$)	\$42,422	\$65,968	\$66,658
Housing units	2,263	326,345	2,804,206
Homeowner Vacancy Rate	3.20%	1.7%	1.4%
Rental Vacancy Rate	7.1%	6.5	5.1%
Median Gross Rent	\$768	\$900	\$1,056
Occupied rental units paying rent	664	96,394	896,776
2013 Median Sales Price single family (Warren Group)	\$129,000	\$199,000	\$320,000

[Challenge = Opportunity]

A challenge is just an opportunity in disguise.

The Town of Warren may be somewhat removed from the amenities of metropolitan areas of Massachusetts; however, its friendly, small town atmosphere, provides focus on the matters of greater importance.



"The different regions that make up Massachusetts will require dynamic strategies to address the workforce skills gap, but by increasing our communication and coordination, we can prepare individuals across the Commonwealth for the family-sustaining jobs of the future." - Governor Charlie Baker Feb 2015.

On February 26, 2015, Massachusetts Governor Baker signed an [Executive Order](#) demonstrating the state's commitment to addressing the Workforce Skill Gap.

For more information on the Commonwealth's workforce development and training initiatives, contact the Executive Office of Labor and Workforce Development—**Workforce Training Fund Program, Commonwealth Corp.** Stephen Lavery, Prog. Mgr. www.commcorp.org

[Training Possibilities]

Central Massachusetts is a region with a long history of machine industries that would benefit from a trained work force. Nearby industries include among many others:

- Fused fiber optics production including faceplates, tapers, and other products for medical, scientific, and military institutions,
- High temperature wire and cable production,
- Hydraulic pump manufacturing for military and marine applications.
- Manufactured rubber products, including specialty shoe production, and playground surfaces
- Cardboard, wood, and plastic container fabrication,
- Design and manufacture of hardscape and masonry products



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[Development Resources]



Mass Development, Real Estate Services offers a range of services to help communities, nonprofits, and other organizations develop, reposition, or redevelop vacant, underutilized, or underperforming properties and stimulate private investment, job creation, & economic growth. Worcester, (508) 363 2799 www.massdevelopment.com

Mass. Alliance for Econ. Dev.

([MassEcon](#)) assists companies to find a site that best suits their needs.

Boston, (617) 924 4600 www.massecon.com



Warren is in the **Ware River Valley Economic Target Area**, (ETA), which provides incentives for economic expansion. Tax Increment Financing agreements may be available to lower taxes

In 2014 Wrights Mill & West Warren were designated as a **Reg. Priority Dev. Area**, giving the site extra consideration for state grant opportunities. Contact CMRPC for details.

40% historical tax credit available for renovations to the property .

[Contact Information]

Tony Marcotte, PE (Owners' Agent)
MDP Development
9 Old Derry Road, Hudson, NH 03051
(603)234.5891 direct/
(603)889.5021 office
tony@mdpdevelopment.com



Warren Town Offices
48 High St. P.O. Box 609 Warren, MA 01083
Warren Board of Selectmen
warrenselectmen@comcast.net
(413) 436-5701 x 2

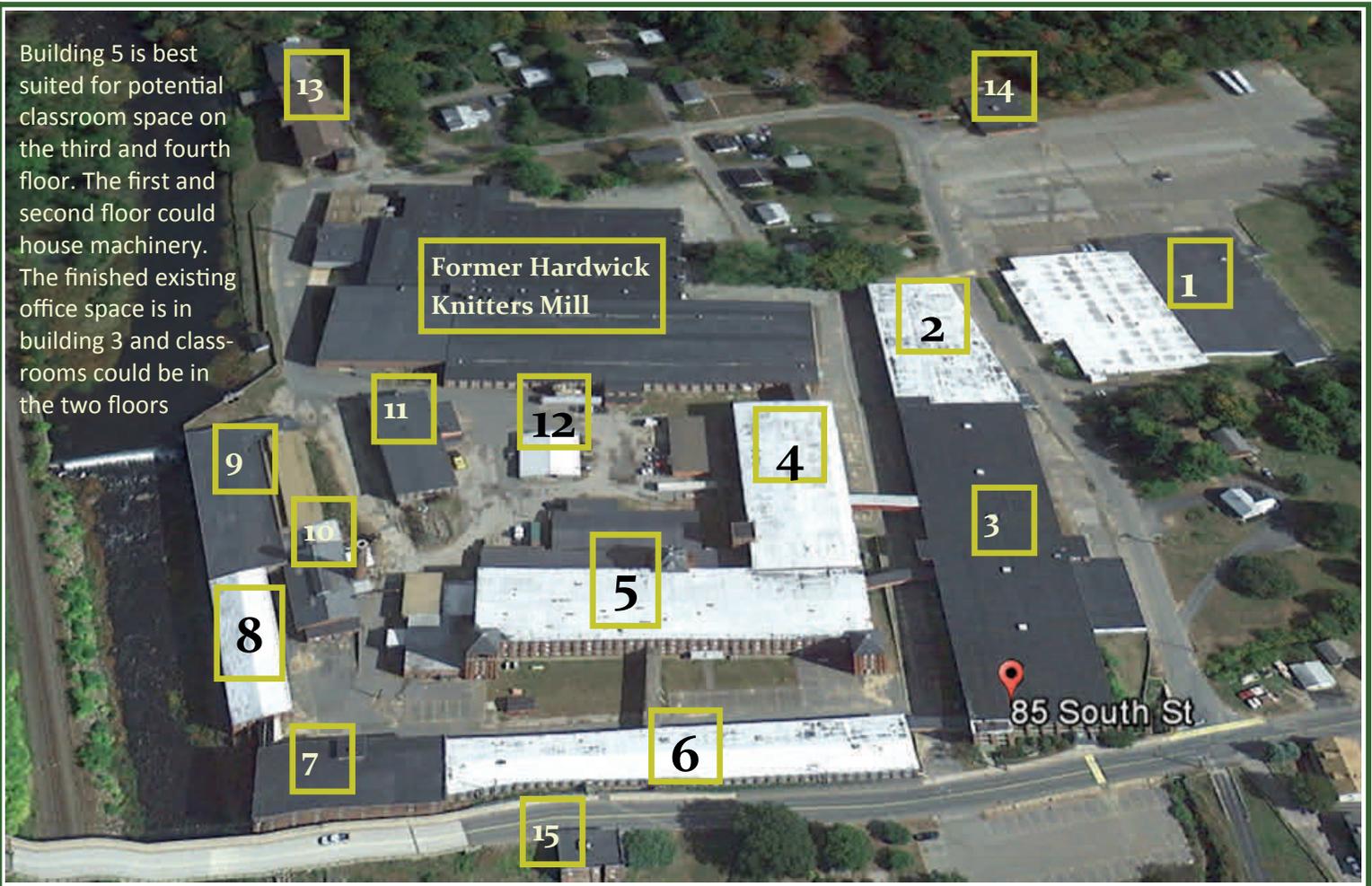
Town Planner (William Scanlan) wscanlan@charter.net
(413) 436-9312 x 260

Central Massachusetts Regional Planning Commission

Community Development &
Planning Department
2 Washington Square—Union
Station,
Worcester, MA 01604
www.cmrpc.org



Building 5 is best suited for potential classroom space on the third and fourth floor. The first and second floor could house machinery. The finished existing office space is in building 3 and classrooms could be in the two floors



Building	Sq Ft	Floors	Amenities
1	52,880	1	1 Loading Dock; adjacent to largest parking area; partially leased
2	38,600	2	1 Loading Dock; no elevator; large column spacing; across street from largest parking area
3	109,570	3	2 Bay Loading Dock, 1st floor general office space & IT room; office is move in ready with up to date restrooms
4	66,880	3.5	Basement; multiple loading docks & wide building depth
5	122,070	4	Largest building, elevator, multiple restrooms & loading docks
6	33,060	2	Excellent visibility along South Street
7	32,080	5	Includes basement; 1 elevator, building runs along South St.
8	13,660	2	Building is adjacent to river, view of building from Main and South Sts.
9	33,470	2	1 Loading Dock, located along the river, fantastic views of dam/falls
10			Boiler Room
11	23,800	2	With a Basement, building separate from others, 1 loading dock and elevator
12	2,960	1	Garage with 2 oversized door; hydroelectric potential; no bathroom
13	48,310		Ideal for residential or dorm style housing; 1 Loading Dock, situated along river with great views; future walking trails;
14			Currently leased but available for sale
15	2,260	2	Residential, 3Bedroom, 3 1/2 baths, full kitchen, river view

Total 579,600