



North Brookfield Town Hall, circa 1900

North Brookfield Business Center North Brookfield, MA

Located in the quintessential New England town of North Brookfield, Massachusetts, this property benefits from both rural charm and the economic advantages of nearby Worcester, Boston and Hartford markets.

Situated in the town center, the property is surrounded by a mix of commercial, industrial and residential properties. Town leadership, regional agencies and local residents actively support the redevelopment and reuse of this property.

Property Facts

Property Address:	10 Grove Street / 55 School Street / 14 South Common, North Brookfield, MA
Current Owner:	Town of North Brookfield, Massachusetts
Acreage:	5.89 acres
Parcels:	Three separate tax parcels provide opportunity for dividing the property
Site Improvements:	Vacant land
Current Use:	Vacant
Current Zoning:	Industrial
Allowable Uses:	Manufacturing, industrial, warehousing, service, utility or automotive service use. As well as, retail business or consumer services, hotel or restaurant, office facility, educational or institutional use, nursing home, or other use as permitted.
Utilities:	Public water, sewer and gas service is available onsite.

North Brookfield, Massachusetts, is a rural community of nearly 5,000 residents, rich in history and founded on strong industrial roots. Located in the Quaboag Hills Region of central Massachusetts, the area is known for its scenic landscape, historic architecture and stable population.

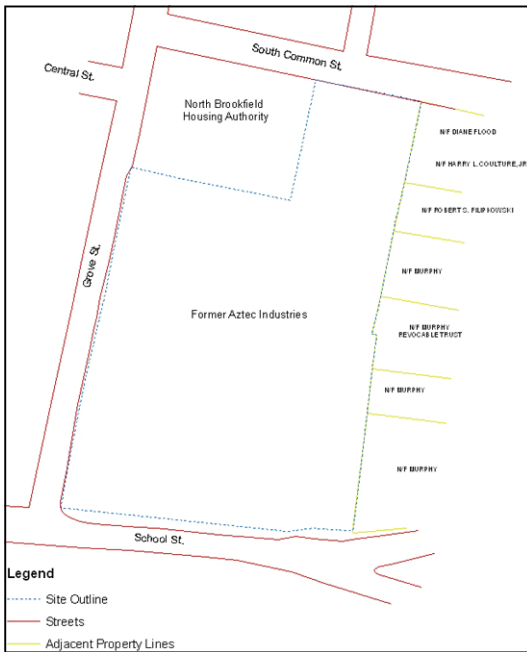
North Brookfield has a long history of rubber and shoe manufacturing. Today, manufacturing continues to be the largest employment sector in town.

The North Brookfield Business Center is one of the few industrially zoned properties remaining in the town. Local zoning is flexible and allows a wide range of commercial, industrial and residential uses within the zone.

A recent citizen survey identified the need for retail shopping, restaurants, home improvement stores and professional services. Residents also expressed a preference for new light manufacturing and research and development industries to locate within the town.



Routes 67 and 148 run north and south through the center of North Brookfield. Interstate 90 (Massachusetts Turnpike) and Interstate 84 are located 15 miles south, providing easy access to Hartford and Boston. The City of Worcester is located just 25 minutes east.



The North Brookfield Business Center was previously owned and occupied by Aztec Industries, an asbestos product manufacturer. Since the company shut its doors in the mid 1980s, the Town of North Brookfield, with state and federal assistance, has taken enormous steps to prepare the property for redevelopment.

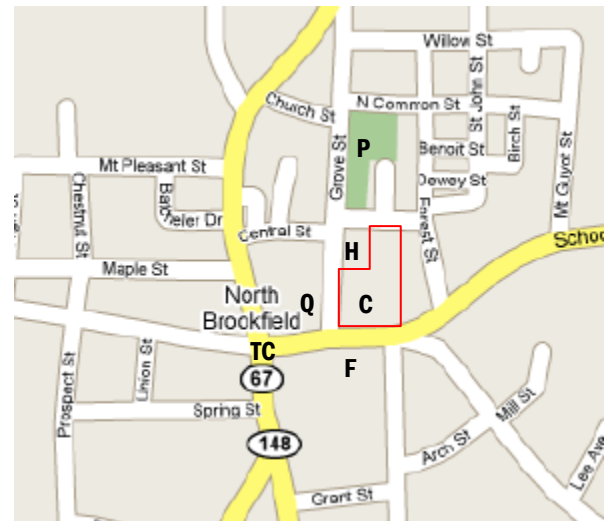
All previously standing buildings and former storage tanks have been removed. Soil impacted by the tanks has been removed and groundwater sampling has shown no contaminants of concern.

Remediation of asbestos-containing soils on site remains the only outstanding environmental issue. Proposed remediation plans call for capping the site using an engineered barrier with fill and geotextile materials. This remedy will require Activity and Use Limitations to be placed on the property, which will limit future excavations to prevent disturbance of the cap.

Current remediation plans provide the opportunity for integrating site redevelopment and cleanup activities. Site features, including underground utilities and building foundations, may be constructed during the installation of the cap.

Surrounding Land Uses

The North Brookfield Business Center (C) is located in the North Brookfield Town Center (TC) on the corner of School and Grove Streets. The property is surrounded by a mixture of commercial industrial and residential uses. Immediately north of the property is a multi-family complex owned by the North Brookfield Housing Authority (H). Further north, across South Common Street is a town park (P). The Quabaug Rubber Company (Q) is located west of the site, across Grove Street. To the east, the site is bordered by private residences. South of the property is a fire station (F) and public works facility.



Town of North Brookfield

Population 4,815

Labor Force 2,525

Work in Town 22.7%

Work in Worcester 23.1%

Unemployment Rate 4.7%

Major Employers

The Quabaug Corporation
North Brookfield School District
Madix Inc
Chase Pre-Cast
Hannaford Supermarket

Market Opportunities and Development Incentives

The Town of North Brookfield has identified numerous sources of potential funding for cleanup and redevelopment activities. In addition, a variety of incentives programs exist to assist businesses in expanding or relocating in North Brookfield, including:

- The Massachusetts Workforce Training Fund
- Massachusetts Development Finance Agency
- Commonwealth Corporation Workforce Training Fund
- MOBD Economic Development Incentive Program
- The Quaboag Valley Community Development Corporation
- Massachusetts Business Development Corporation