

Report



Property Details

Street Address	29 Bushnell Hollow Rd.
City	Sprague
County	New London
Type of space	Retail, General
Zipcode	06330
Site/Building Name	Baltic Mills Site
Min SubDivide	16
Available	16

Contact Information

Company	Southeastern CT Enterprise Region (seCTer)
Contact Name	Deborah Donovan
Address	190 Governor Winthrop Blvd
City	New London
State	CONNECTICUT
Phone	860-437-4659 x 202
Fax	860-437-4662
Email	ddonovan@secter.org
Website	www.secter.org

Transportation Access

Nearest Airport	TF Green, Providence
Distance to Nearest Airport	44
Distance to Commuter Rail	25
Distance to Interstate	4
Interstate Name	I-395
Port	No
Rail	Not available

Assets

Brownfield	1
QuickTracts (Needs CERC Paperwork)	No
Enterprise Zone	Yes

Utilities

Electric	No
Fiber Optics	No
Gas	No
Networked	Yes
Sewer	Yes
Sewer Type	Sewer
Telecom	Yes
Water	Yes
Water Type	Well

Availability

For Sale	Yes
Ground Lease	0
Price Per Acre	0

Building Details

Multi-Family	No
--------------	----

Additional Information

Former Name	Baltic Mills Site
Targetted Community	Yes
Property Web Address	ctsprague.org

Notes

The Baltic Mills Complex, covering 16.58 acres, was at one time the largest textile mill in the United States. Initiated in 1890 and owned by the former Governor of Rhode Island, it consisted of several buildings, the last of which was constructed in the 1920s. The buildings were destroyed by fire in 1999, with the exception of Building #10, which covers 54,000sf on 4 floors and is constructed of granite block. Utilities are not on site at this time, but are on adjacent properties and readily connected. The entire site and surrounding Village/mill housing is listed on the National Register of Historic Places. It lies in the heart of downtown, and has several hundred feet of frontage on the Shetucket River, which is classified as a Class B trophy salmon fishing river. Post-fire asbestos removal was conducted by USEPA in 1999; after turnover to DEP and then Sprague, no liens remained. The Town acquired the property through tax foreclosure in May 2007. It is the Town's desire to turn the property over to an investor who will develop a mixed-use design for the site that is in keeping with the appearance of a downtown turn-of-the-century mill village and contributes to the economic and social growth of the surrounding community and businesses. A complete informational repository on the site is available at the town's website: www.ctsprague.org.

