

## Space for Lease

The West Wing, Orange Innovation Center  
131 West Main Street, Orange, Massachusetts

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## Summary

**Space** 35,000 sq. ft. distributed between the 3rd and 4th floors in a 130,000 sq. ft. building. Built of four levels of reinforced concrete, it houses a med-tech plastic bag manufacturer, Hi-De Liners, on the 1st and 2nd floors.

**Purpose** Especially suited for sustainable green ventures with a socially responsible record, including Green Seal and Green Cross certified manufacturers.

**For Lease** From 500 sq. ft. parcels to the entire 35,000 sq. ft.

**Price/SF** From \$ 4 to \$ 14 depending on location, size, and requisites.

**The Building** This remodeled industrial building is not a mill building. Originally built for manufacture in 1926 and has always housed clean industries including tapioca roasting and wood furniture making.

**Adjacent Structure** A three-story wood framed structure, the home of the Orange Innovation Center, houses a well-integrated combination of artisans, social services, and environmental consultants. Some of your neighbors in the attached but firewalled wood frame structure are also able to assist with green business planning and client sourcing. See [www.Orange-Innovation.org](http://www.Orange-Innovation.org).

## Interior Details

### Access

**Entrances** Convenient entrance and parking on West side of property, with visitor/guest parking and access from the main building entry.

**Handicap Access** Handicap parking, lavatories and handicap ramps with full accessibility to public access areas on first and second floors. Full employee access to upper floors via assisted use of freight elevator is also available.

**Truck-height Loading Docks and ground-level loading** Three common-area loading docks serve the Cement Building Tenants with staging area for live-loading. There is also easy access for ground level loading via a new steel ramp.

## Structure

**Supports** There are 18” diameter concrete columns at 19’ on center both directions. The columns flare out to 4’ diameter capitals which support 78” by 78” by 4” deep drop panels.

**Floors** The floor slab is 10 inches thick, with reinforcing steel running both directions. The slab was designed for a minimum of 300 pounds of live load per square foot tested by state-certified civil engineers.

**Windows** Nearly full-width and ceiling-high windows on all sides. There are approximately 500 windows providing natural light over the two floors.

**Views** Those on the South and West side overlook Miller’s River and the parkland on the opposite bank.

**Ceilings** 11’ beneath sprinkler system.

**Elevator** A 7,000 lb. elevator serves the 3rd and 4th floors with a 14 X 8 ft. platform and ground-level loading.

## Safety

**Security** The building and its systems are monitored 24/7 by CCTV and an instant paging system.

**Sprinklers** Installed throughout, serviced annually. Major upgrades to the system were staged in 1999 and 2004. 135-140 psi of static city pressure and supply is quite adequate with flow pressures of 115-120 psi during 2” drain test.

**Firewall Protection** A two-hour rated firewall and automatic closing doors have been installed to provide separation between the 3rd floors of the West Wing Cement building and the wood framed buildings to enhance fire safety and separation between tenants.

**Alarm System** The alarm system is zoned and connected directly to the Orange Fire Dept. central system. The main station house for O.F.D. is a quarter-mile from this property. Substantial upgrades were installed in 2000, which included many additional pull stations and warning strobe/horns throughout the building.

**21-E Survey and Oil Tank Removal** A 21-E survey was conducted in 1991 showing no soil or groundwater contamination. Monitoring of the (2) vaulted 10,000 gal. #2 oil UST’s at the West Main St. side of the property indicated no leakage of these tanks. However, in 2008 they were replaced with much smaller tanks to insure safety in step with the substantially reduced energy consumption due to new solar-gain windows and insulation that have been installed. The 21-E Phase-I and II survey has just been updated and a report is available.

## Power and Filtration

**Power** Heavy 500,000 watt - 600 volt 3 phase incoming power, with 3 phase 440/480, 3 phase 220/240 duct distribution in machine shop and manufacturing area. Single phase 120/240 volt power throughout.

**Dust Filtration System** One jumbo sized dust collector and recycling air filtration system is installed on the roof for potential manufacturing tenant use.



## HVAC

**Heating and Cooling Systems** may be installed in each space independently utilizing gas, electric, solar, or geo-thermal. Because the entire cement building is dry-sprinklered which prevents freeze-up, each tenant has the option of lowering or not heating areas such as warehouse for maximum energy conservation.

## Plumbing

**Town Water and Sewer Service.**

**Recycling** Orange is a recycling community, and weekly recycling of sorted materials is provided.

**Waste Removal Space** is available for tenant supplied container.

**Lavatories** The wood framed building has ample bathroom facilities (10). In 2003, the old-style flush-o-meter toilets were replaced with new efficient 1.6 gal. /flush fixtures. In 2004, two additional handicap accessible Lavs were installed on the 1st floor of the wood frame building, and another handicap accessible Lav was installed on the second floor. Additional modern bathrooms with water saving devices and industrial sinks and eye wash devices are being installed in the West Wing as needed.

## Amenities

**Connectivity** Verizon DSL or Time-Warner Road-Runner Cable available.

**Conference Rooms** Two conference rooms in the wood frame building are available by scheduled appointments at a nominal charge to tenants. Both are currently accessible from the East side of the building through the front entrance. These conference rooms are equipped with 12' conference tables, chairs, white board, coffee, tea service, and access to an internet phone service with conferencing call capabilities.

**Maintenance** The Maintenance Supervisor performs rigorous daily care and remains on-call along with an extended network of ready contractors.

## Exterior Details

**The Lot** With 4 acres, there is plenty of room for green aesthetics, new plantings, and additional parking to code. The lot is zoned for commercial/retail/industrial use. A historic railroad siding bridge crosses the Millers River directly behind the building. This will be renovated for foot and bicycle traffic as the Town of Orange moves forward with the Millers River Greenway project.

**Parking** There is ample paved, demarcated parking and land to add more. Currently there are 90 parking spaces including handicapped and visitor parking. Bike racks and motorcycle parking will be available in the spring to encourage healthier/more efficient means of transportation.

**Railway Service Pan Am Railway** The facility is adjacent to the Pan American railway for easy access to rail-based freight shipping and receiving.



The Pan Am Railways formerly known as Guilford Railroad (former Boston and Maine Railroad) major East-West track runs directly behind the property; connecting the hub terminal in Ayer serving Boston and Maine with the hub terminal in Deerfield serving points North and South and West through the famous Hoosac Tunnel to Albany.

**Storage shed and Trailers** Available at nominal cost for temporary storage of bulk items.

**Landscaping** The building facility includes a Bobcat bucket-loader that helps keep the grounds and parking lot in tip top shape year-round. Shrub, tree and flower plantings are well maintained.

**Roof** Rubber membrane.

## In the Works

**Watertower** This historic landmark will be refurbished and repainted. Although no longer required for water storage, it has been listed for refurb and future cell-tower location as the highest structure along the Miller's River in proximity to Route 2 and 2A .

**The Courtyards** The interior and exterior courtyards at OIC are being reviewed and landscaped. Sections of the courtyard and grounds are being turned into a simple leisure garden with some benches for worker breaks and socializing.

**Expanded Treeline** On the east side a tree line will mediate the potential for noise pollution. Also, along the expanse of land next to the building and behind three of the existing houses, a tree/high shrub line will separate the backyards of the residences from the proposed parking lot.

**Cement Building Surface** For aesthetic reasons, some of the exterior concrete on the warehouse will be replaced and or resurfaced with insulating materials.

**Energy Alternatives** Geo-thermal, biomass heaters, photo voltaic and other heating and electric alternatives are solidly in the works.

## Location

**The Universal Transverse Mercator [UTM]** 42 35 30.45 N, 72 18 57.28 W At 131-133 West Main Street (Rt. 2A) Orange, MA, the space overlooks the Millers River just off Route 2, and near I-91 & I-190. Three blocks from downtown Orange.

**Nearby Industrial Suppliers** Aubuchon Hardware, Ace Hardware/Hamshaw Lumber, County Line hardware, Commercial Industrial Supply Services, Tool Rental, foundries, sawmill, machine shops and other industrial support within a 3 mile radius of the facility.

**Local Amenities** On local bus route, near restaurants, and industrial supply centers.

In the summer in the growing and harvest season, there is a Farmer's Market held in Orange's Butterfield Park. The new Riverfront Park is nearby, which is an LID (Lowest Impact Development) completed site which also allows access to the flat-water portion of the Millers River.

**Regional Amenities** It's about two miles to the Orange Airport and the Orange Police Department.

Downtown Orange, Town Hall, the Fire Station, local shops, and eateries are a short walking distance along Orange's tree lined sidewalks. Located within the spectacular North Quabbin Region on the edge of the beautiful Pioneer Valley. With lakes, woods and mountains nearby.

Housing costs 40-50% those found in nearby Boston or Hartford. The site is only thirty minutes from the five-campus area which encompassing: the University of Massachusetts, Mount Holyoke, Smith, Amherst, and Hampshire colleges.

## Business Development

Tenants may draw upon the mentoring-consulting-networking resources of the incubator-style management and tenant community.

## Preferential Tenants

Green Businesses Manufacturing

Green Apparel & Footwear

Automotive: Bio Diesel Conversions

Consumer Packaged Goods

Food & Beverage

Ayurvedic & Herbal-Local raw materials

Green Furniture--Local wood and expertise

Metal Fabrication

Plastic Fabrication

Boat building

Bicycles -Electric and Pedal

Green Musical Instruments

Natural Stone items

Printing and publishing with vegetable inks

Green paint from recycled paints

Industrial chemicals recycled recaptured

Green Sporting goods

Scientific instruments

Toys

Fixtures and Appliances

Sign Making

Distribution

Recycled Building Materials (BMAT)

Green Electrical

Environmentally Friendly Janitorial Products

Green Paper Products and office supplies

Ethnic clothes and crafts

Service and R & D

Environmental Consulting

Green Architecture and Planning

Environmental Education & Training

Household green conversions

Internet marketing

## Organic food processing

**Value-Added Farm Products** Support for producers and growers. Making value-added products or preserving harvests for retail and wholesale. The building can support and is interested in the production of shelf-stable prepared foods, dry mix, bottled, and bakery operations.

**Firms** that are engaged in the canning, dehydrating, cooking, pressing, powdering, packaging, heating, grinding, churning, separating, extracting, cutting, fermenting, eviscerating, preserving, jarring, or otherwise processing of organic products.



## Technical Assistance

Business planning, product development, distribution resources and manufacturing space for specialty and organic food producers. Professional Development Classes, workshops, and seminars designed to help start-ups and entrepreneurs.

## Arts and Recreation

Artist studios for large format work including sculpture, glass blowing, kilns, metal-smithing & foundry  
Sound stage for film and video  
Dance and theatrical studios and sets  
Martial arts and indoor recreation

## Storage

Warehousing and cold storage

**Now Hiring!** Training-up and employing people for rural based, higher wage, family-supporting careers in the cleaner, green, energy efficient job sectors. Green building, green manufacturing, energy efficiency and green business development may be the fastest pipeline for states to address global warming, reduce energy costs for citizens, and sustain livelihoods.

