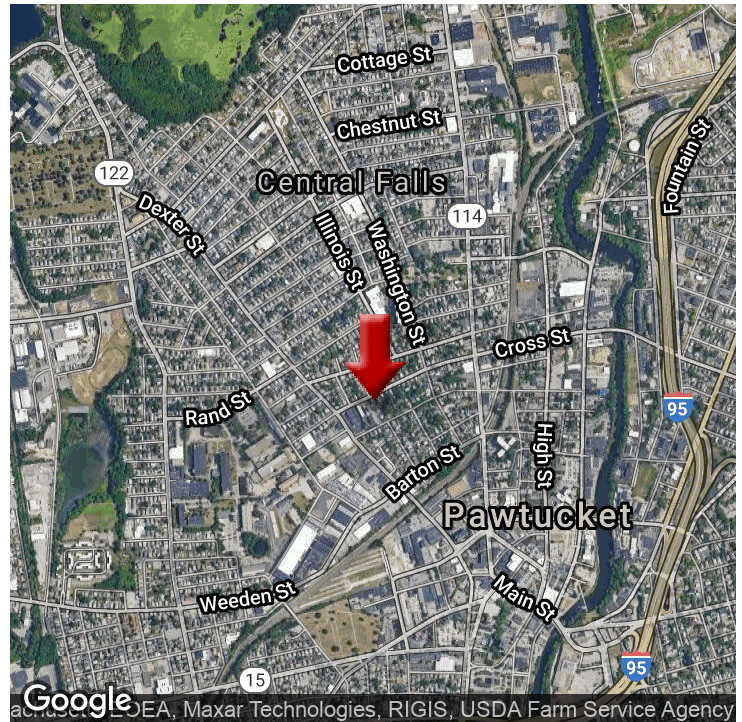


HEMPHILL MILL - CONANT THREAD DISTRICT

125-135 Clay Street, Central Falls, RI 02863



OFFERING SUMMARY

TOTAL BUILDING SIZE:	123,500 SF
TOTAL NUMBER OF BLDG UNITS:	96
UNITS AVAILABLE:	CALL FOR CURRENT OPPORTUNITIES
AVAILABLE SF:	144 SF - 4,580 SF
LEASE RATE:	CALL FOR UNIT/ PRICING DETAILS
LOT SIZE:	1.89 Acres
ZONING:	M1

PROPERTY OVERVIEW

Historic Brick Mill Building (Hemphill Mill) in Pawtucket / Central Falls 125 - 135 Clay St, Central Falls, PA 02963. HISTORIC DISTRICT and CONANT THREAD Mill District. Millions of dollars in improvements and development going in surrounding this property bringing in new residents, new businesses, and perhaps a new commuter rail. Space Ranges from 144 SF-4,580 SF. Most requests for additional power and water can be accommodated.

Building Amenities: 2 freight elevators; common bathrooms throughout the building; old Mill Building charm with exposed brick walls and high ceilings; ample parking of both Clay and Cross Streets; multi-level loading dock for deliveries of all sizes.

This is a community of artists and businesses both large and small - existing and startups. Excellent location, lots of parking, etc. Fully sprinklered and new fire alarm system. Come take a look. The Hemphill Mill / Clay Street Studios: Great Space at a Great Price.

PROPERTY HIGHLIGHTS

- Historic Brick Mill Building
- Conant Thread Mill District
- Multi-Level Loading Dock
- 2 Freight Elevators
- Excellent Location
- Ample Parking

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INDUSTRIAL FOR LEASE

HEMPHILL MILL - CONANT THREAD DISTRICT

125-135 Clay Street, Central Falls, RI 02863



LEASE RATE:	SEE BELOW	TOTAL SPACE:	144 - 4,580 SF
LEASE TYPE:	SEE BELOW	LEASE TERM:	CALL FOR TERMS

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit 104	Office	Negotiable	Modified Gross	144 SF	Negotiable	Office on first floor and is accessed easily from building entrance. Close to common restrooms. Nice, quiet space for 1-2 people.
Unit 105	Studio	Negotiable	Modified Gross	4,580 SF	Negotiable	First floor studio with bathroom. Separate access from Cross Street. Large space with delivery access close by.
Unit 306	Studio	Negotiable	Modified Gross	212 SF	Negotiable	Third floor studio space near the common kitchen and amenities. Easy access from Clay Street. Open space great for artist / creative space or office.
Unit 324	Studio	Negotiable	Modified Gross	264 SF	Negotiable	Third floor studio space located just off the common corridor. Great lighting. Perfect for artists or small business operation.
Unit B110	Warehouse	Negotiable	Modified Gross	3,916 SF	Negotiable	Large warehouse space with bathroom. Heavy power.
Unit B103A	Warehouse / Storage	Negotiable	Modified Gross	250 SF	Negotiable	Warehouse storage space great for storing business records. Accessible from Clay Street entrance.

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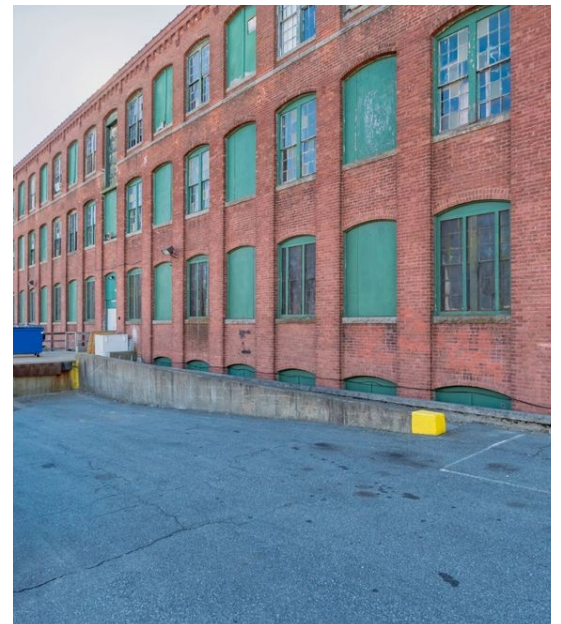
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Sec. 600. - Overlay zoning districts.

Overlay zoning districts are hereby established to regulate areas and structures of historical significance, educational and health care institutions, and mixed uses. These regulations are necessary to meet the purposes set forth in section 100 of this ordinance. The boundaries of the overlay zoning districts are as defined in section 102 of this ordinance. These boundaries may be amended in accordance with article XI [sic] of this ordinance. Overlay zoning districts are designed to impose supplementary requirements and do not in any manner reduce any requirements of the underlying zone, except where specifically provided for by this ordinance.

Sec. 602. - Mill building reuse development (MBRD).

A mill building reuse development (MBRD) creates a zoning overlay district within an M zone containing obsolete or under utilized manufacturing and or industrial building. The (MBRD) designation allows the development of such sites according to a plan for mixed use. All such re-use developments shall be done in accordance with this section.

602.1 - Mill building reuse development. In accordance with section 101.4 of this ordinance, a MBRD district may contain one or more manufacturing and/or commercial structures with appurtenant accessory buildings, common areas, open space and roadways. The purpose of a MBRD is to allow for the redevelopment of the site for mixed use development through careful site planning. MBRD zoning overlays may be applied in any M zone.

602.2 - Re-use development establishment and regulations.

- A) Establishment: A reuse development may be established upon approval by the planning commission pursuant to G.L. 1956, § 45-24-47 in any M zone in which the proposed principal use of each building is permitted in accordance with Article III and 602.2
- B) Permitted uses: Uses as permitted in article III and the following uses listed by use category are permitted in a mill building reuse development:
 - 1.0 Residential, 11,14 and 14.1
 - 2.0 Institutional and Governmental Services, 21,22, 24, 24.1 and 24.2
 - 3.0 Cultural, Entertainment And Recreation Services, 31,32 (limited to auditorium, exhibition hall and theater) and 34
 - 4.0 General Services, 41, 42, 43, 44, 46 and 47
 - 5.0 Trade, 55, 56
- D) Additional criteria for approval: To approve a re-use development, the zoning board shall find that:
 - 1. That the re-use development is not displacing an active manufacturing and or industrial use. Further that there is no reasonable expectation that manufacturing will continue at the site.
 - 2. The re-use development will not create a serious conflict with adjacent manufacturing and or industrial businesses in the M zone.
 - 3. The developer has a plan to notify all tenants and owners of the buildings and units in the re-use development that they are in a M zone and that allowed M zone uses that may be perceived as a nuisance or otherwise obnoxious shall give them no cause for action against such industrial and or manufacturing activity.
 - 4. The plans for the re-use development are consistent with the comprehensive plan.

Sec. 304. - Use regulations.

Permitted uses are denoted with a "Y" for yes. Uses which are not permitted are denoted with an "N" for no. Uses permitted only upon approval of the board are denoted with an "S" for special use permit. A special use permit shall only be approved in accordance with the provisions of this ordinance. Where a use is located in an overlay zone, additional uses are permitted and other restrictions shall apply in addition to the underlying uses listed in this table. Any number of uses may be located on a lot provided each use is permitted and all other requirements of this ordinance are met.

TABLE 1 - USE REGULATIONS

	Zoning Districts	R-1	R-2	R-3	C-1	C-2	C-D	M-1	M-2	P	CM
<u>1.0</u>	RESIDENTIAL										
11	One Household Detached Dwelling	Y	Y	Y	Y	N	N	N	N	N	N
12	Two Household Dwelling	Y	Y	Y	Y	S	S ¹	N	N	N	N
14	Multi-Household Dwelling, Three or more units	N	N	Y	Y	S	S ¹	N	N	N	N
14.1	Artist Loft	N	N	N	Y ¹	Y ¹	Y ¹	S	S	N	N
15	Group Quarters and Lodging	N	N	N	N	N	N	N	N	N	N
15.1	Nursing Home and Congregate Care Facility	N	S	Y	Y	Y	N	N	N	N	N
15.2	Community Residence	Y	Y	Y	Y	Y	Y	N	N	N	N
16	Temporary Lodging, 10 Rooms or Less	N	N	S	S	S	S	N	N	N	N

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16.1	Temporary Lodging, 11 to <u>29</u> Rooms	N	N	N	S	S	S	N	N	N	N
16.2	Temporary Lodging, 30 Rooms or more	N	N	N	N	S	S	N	N	N	N
16.3	Temporary Lodging, with Supervision, 15 Residents or less	N	N	S	S	S	S	N	N	N	N
16.4	Temporary Lodging, with Supervision, more than 16 Residents	N	N	N	S	Y	Y	N	N	N	N
17	Mobile Home Park	N	N	N	N	N	N	N	N	N	N

¹ Residential use to be restricted to upper stories only.

	Zoning Districts	R-1	R-2	R-3	C-1	C-2	C-D	M-1	M-2	P	CM
<u>2.0</u>	INSTITUTIONAL AND GOVERNMENTAL SERVICES										
21	Educational Institutions (Post Secondary)	N	S	S	S	S	S ¹	N	N	N	N
21.1	Educational Institutions	N	S	S	S	S	S ¹	N	N	N	N

<u>22</u>	Special Schools	N	S	S	S	S	S ¹	N	N	N	N
22.1	Vocational Training Facility	N	N	N	N	N	N	P	P	P	N
<u>23</u>	Religious Services	N	S	S	S	S	S	S	S	N	N
24	Medical and Health Services	N	N	N	S	Y	Y	N	N	N	N
25	Local & State Government	S	S	S	Y	Y	Y	Y	Y	N	N
25.1	Prison or Correctional Institution	N	N	N	N	N	N	S	S	N	N
26	Family Day Care Home with 5 or less persons	Y	Y	Y	Y	Y	Y	N	N	N	N
26.1	Day Care Facility with more than 5 persons	N	N	N	Y	Y	Y	S ²	S ²	N	N
26.2	Pre-School	N	N	N	S ²	Y ²	Y ¹	S ²	S ²	N	N
27	Service Organization	N	S	S	S	S	S	S	S	N	N
28	Cemetery	S ³	S ³	S ³	S ³	S ³	N	N	N	N	Y

¹ No residential uses permitted on first floor.

² Special use permit may be granted only if the use is in conjunction with a permitted use.

³ Any cemetery shall also comply with RI General laws Chapter 23-18 entitled "Cemeteries" as amended [G.L. 1956, § 23-18-1 et seq.]. Any cemetery shall have a minimum lot size of 250,000 square feet.

	Zoning Districts	R-1	R-2	R-3	C-1	C-2	C-D	M-1	M-2	P	CM
<u>3.0</u>	CULTURAL ENTERTAINMENT RECREATION SERVICES										
31	Non-Profit Library, Museum, or Art Gallery	S	S	Y	Y	Y	Y	S	S	N	N
<u>32</u>	Spectator Assembly	N	S	S	S	S	S	S	S	N	N
<u>33</u>	Outdoor Recreation Facility	S	S	S	S	S	N	S	S	N	N
34	Indoor Sports Facility	N	N	N	S	S	N	Y	S	N	N
35	Non-Profit Community Park, Playground and Community Center	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
36	Open Space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Zoning Districts	R-1	R-2	R-3	C-1	C-2	C-D	M-1	M-2	P	CM
<u>4.0</u>	GENERAL SERVICES										

41	Financial, Insurance & Real Estate	N	N	N	S	Y	Y	Y	N	N	N
42	Personal Service	S	S	S	S	Y ¹	Y ¹	N	N	N	N
43	Limited Business Service	N	N	N	Y	Y	Y	Y	N	N	N
44	General Business Service	N	N	N	N	Y	Y	Y	N	N	N
45	Repair Service	N	N	N	N	S	N	S	S	N	N
46	Professional Service	N	N	N	S	Y	Y	Y	N	N	N
46.1	Veterinarian & Animal Hospital	N	N	N	N	Y	Y	Y	Y	N	N
47	Contract Construction Service	N	N	N	N	S	N	Y	S	N	N
48	Warehousing & Storage not including Open Lot Storage	N	N	N	N	S	S	Y	S	N	N
49	Warehousing & Storage including Open Lot Storage	N	N	N	N	S	N	S	S	N	N

¹ A special use permit (S) is required for a barber shop.

¹ A special use permit (S) is required for a massage parlor.

	Zoning Districts	R-1	R-2	R-3	C-1	C-2	C-D	M-1	M-2	P	CM
<u>5.0</u>	TRADE										
51	Wholesale Trade within Enclosed Structure	N	N	N	N	S	S	Y	Y	N	N
52	Wholesale Trade & Outdoor Storage	N	N	N	N	S	S	Y	S	N	N
53	Bulk Storage, Petroleum/LNG Storage, Junkyard (not including landfill) Scrap & Waste Materials	N	N	N	N	N	N	N	N	N	N
54	Retail Trade Building & Related material	N	N	N	N	Y	Y	Y	Y	N	N
55	Retail Trade Neighborhood Establishments 2,500 GLA or less	N	N	N	Y	Y	Y	Y	N	N	N
55.1	Convenience Store	N	N	N	Y	Y	Y	Y	N	N	N
56	Retail Trade Community Wide Establishments more than 2,500 GFA	N	N	N	N	Y	Y	Y	N	N	N

57	Retail Trade Automotive, marine Craft, Aircraft & Accessories	N	N	N	N	Y	S	Y	Y	N	N
58	Fast Food Restaurant	N	N	N	Y	Y	Y	Y	Y	N	N
	Zoning Districts	R-1	R-2	R-3	C-1	C-2	C-D	M-1	M-2	P	CM
<u>6.0</u>	TRANSPORTATION, COMMUNICATION & UTILITIES										
61	Transportation Center	N	N	N	N	N	N	Y	Y	N	N
62	Freight Terminal	N	N	N	N	N	N	Y	Y	N	N
63	Aircraft Transportation including Maintenance	N	N	N	N	N	N	N	S	N	N
64	Parking principal use	N	N	S	S	Y	Y	S	S	N	N
65	Communications & Utilities	S	S	S	S	S	S	Y	Y	N	N
65.1	Wireless Transmitting & Receiving Antennae including Satellite Dish type	Y ¹	Y ¹	Y ¹	S	S	S	Y	Y	N	N

66	Power Plant	N	N	N	N	N	N	S	S	N	N
66.1	Incinerator & Waste Facility	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²	N ²
66.2	Cogeneration	N	N	N	N	N	N	S	S	N	N
67	Billboards free standing or on building	N	N	N	N	N	N	N	N	N	N

¹ Subject to screening requirement for on ground antennae in Section 502.2 and height restrictions of roof mounted antenna in Section 506.1 (B)

² Banned by State legislation.

	Zoning Districts	R-1	R-2	R-3	C-1	C-2	C-D	M-1	M-2	P	CM
7.0-8.0	MANUFACTURING										
70	Food & Kindred Products Mfg. including Canning & or Packing	N	N	N	N	N	N	S	Y	N	N
70.1	Processing of Bakery Products	N	N	N	S	S	S	Y	Y	N	N
70.2	Processing of Vinegar or Yeast	N	N	N	N	N	N	N	N	N	N
70.3	Rendering or Refining of Fats and Oils	N	N	N	N	N	N	N	N	N	N

70.4	Stock Yard or Feeding Pen	N	N	N	N	N	N	N	N	N	N
70.5	Slaughter of animals not including fowl	N	N	N	N	N	N	N	N	N	N
71	Textile Mill Products & Apparel Mfg.	N	N	N	N	N	N	S	Y	N	N
72	Lumber & Wood Products Mfg.	N	N	N	N	N	N	S	Y	N	N
73	Paper and Allied Products (printing publishing, refinishing etc.)	N	N	N	N	N	N	S	Y	N	N
73.1	Pulp Mills and Paper Mills	N	N	N	N	N	N	N	N	N	N
74	Chemicals & Allied Products Mfg.	N	N	N	N	N	N	N	S	N	N
74.1	Agricultural Chemicals including fertilizer	N	N	N	N	N	N	N	N	N	N
74.2	Leather & Fur (tanning, refinishing)	N	N	N	N	N	N	N	S	N	N
74.3	Acid Mfg.	N	N	N	N	N	N	N	N	N	N

74.4	Chlorine or Other Similar Noxious or Toxic Gases	N	N	N	N	N	N	N	N	N	N
74.5	Glue Mfg.	N	N	N	N	N	N	N	N	N	N
75	Petroleum Products & Related Industries	N	N	N	N	N	N	S	S	N	N
75.1	Petroleum Refining	N	N	N	N	N	N	N	N	N	N
76	Rubber & Plastic Products Mfg.	N	N	N	N	N	N	S	S	N	N
77	Stone, Clay & Glass Products Mfg.	N	N	N	N	N	N	S	S	N	N
77.1	Pottery Products Mfg.	N	N	N	N	N ¹	N ¹	S ¹	Y	N	N
77.2	Abrasive, Asbestos & Misc. Non- Metallic Mineral Products Mfg.	N	N	N	N	N	N	N	S	N	N
77.3	Cement, Lime, Gypsum or Plaster of Paris Mfg.	N	N	N	N	N	N	N	N	N	N
77.4	Asbestos Mfg.	N	N	N	N	N	N	N	N	N	N
77.5	Junk Yard	N	N	N	N	N	N	N	N	N	N
78	Primary Metal Industries	N	N	N	N	N	N	N	N	N	N

79	Fabricated Metal Products Mfg.	N	N	N	N	N	N	N	S	N	N
79.1	Drop Forge Industries	N	N	N	N	N	N	N	N	N	N
80	Machinery & Machine Parts Mfg.	N	N	N	N	N	N	S	S	N	N
81	Transportation Equipment Mfg.	N	N	N	N	N	N	S	S	N	N
82	Ship & Boat (building, repair)	N	N	N	N	N	N	S	S	N	N
83	Precision Instruments & Scientific Equipment Mfg.	N	N	N	N	N	N	Y	Y	N	N
84	Jewelry, Silverware, Plated Ware, Costume Jewelry & Notions Mfg.	N	N	N	N	N	N	S	Y	N	N
84.1	Job Shops (jewelry)	N	N	N	N	S	N	Y	Y	N	N
84.2	Plating of jewelry & Other Metal Parts	N	N	N	N	N	N	N	S	N	N
85	Arts & Crafts Mfg.	N	N	N	Y	Y	Y	Y	Y	N	N
86	Nuclear Industries and Explosives	N	N	N	N	N	N	N	N	N	N

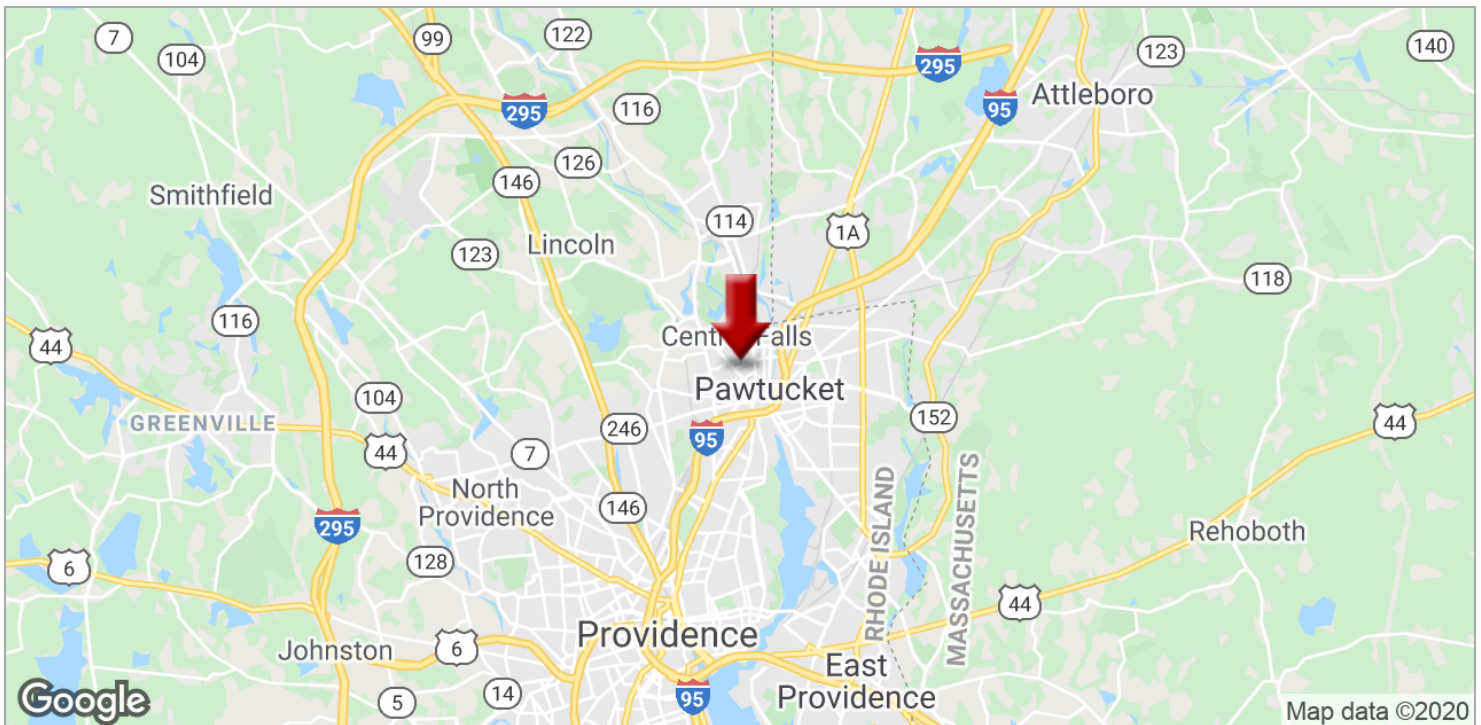
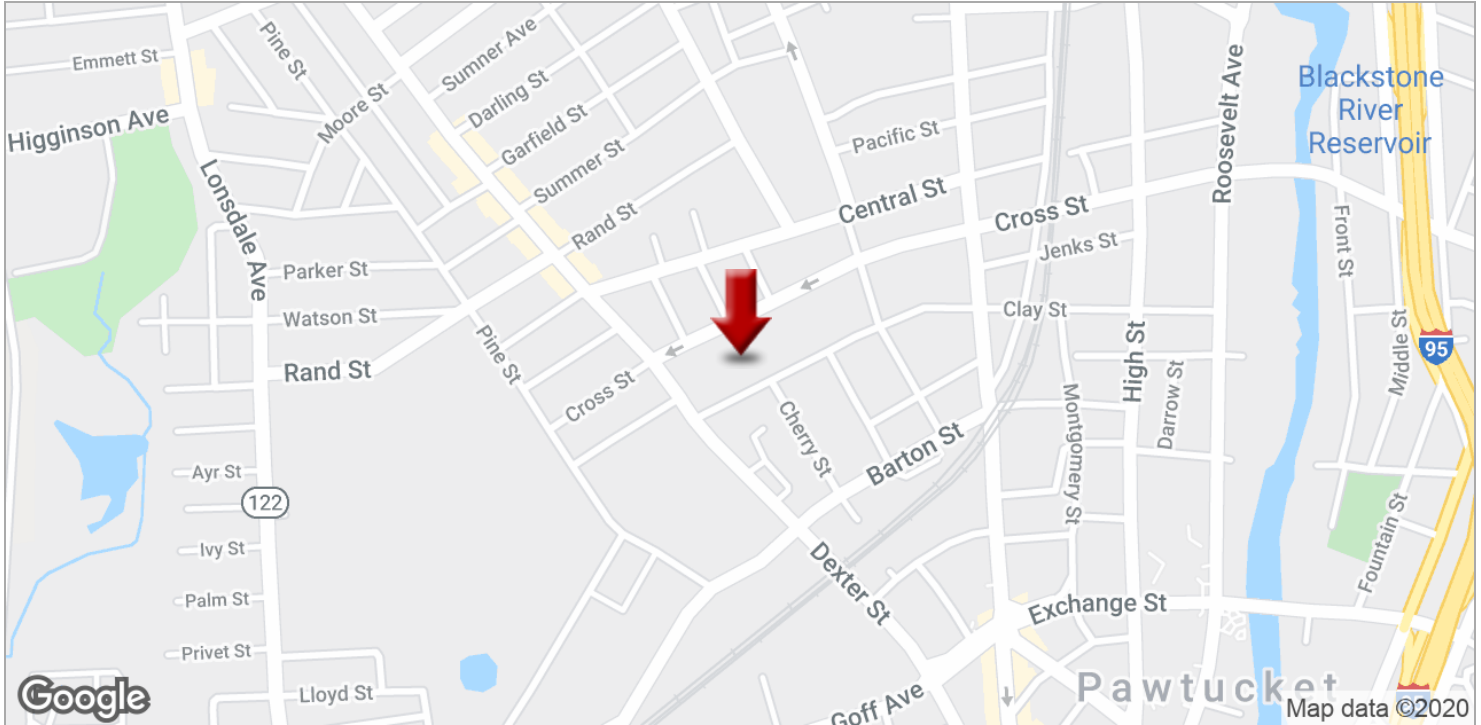
87	Tobacco Processing	N	N	N	N	N	N	N	N	N	N
88	Biological Technologies	N	N	N	N	N	N	S	S	N	N

¹ Pottery products manufacturing is allowed provided that such activity takes place within a totally enclosed structure and that no more than 2,500 GFA is devoted to that use.

(Ord. of 4-11-2012; Ord. of 3-10-2014(1); Ord. of 3-10-2014(2); Ord. of 10-16-2019(1), § 1)

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