

Yule Development

ABBOT MILL

- **Property Description and Purchase & Sale Agreement:**

The Abbot Mill is located in the Forge Village neighborhood of Westford, MA. It is a former textile mill that was constructed over a 60 year period beginning in the late 1900s. Stony Brook originates at the dam on the east end of Forge Pond, passes under and then next to the Abbot Mill buildings and continues east to the Concord River. The dam on Forge Pond is part of the property.

The mill property played an important role in the history of Westford. It is architecturally and historically significant. In 2002, the National Park Service placed Forge Village on the National Register of Historic Places. As a result, renovations to the Abbot Mill are eligible for federal tax credits, when carried out in accordance with the rehabilitation standards of the National Park Service. Certain protections are provided to historic properties in the District as a result of inclusion on the National Register.

Courier Westford, Inc., a printing company with headquarters in Chelmsford, MA, owns the mill buildings. Courier uses the buildings, as well as a number of adjacent, more modern industrial buildings, for a substantial portion of its printing business. Courier produces over 20,000,000 books a year in the Westford / Abbot Mill complex. Courier has decided to consolidate a portion of its operations, and plans to sell approximately 150,000 square feet of the Abbot Mill Buildings. The buildings to be sold are now primarily used for storage. They are inefficient for modern industrial use, underutilized, and expensive to heat and maintain.



The proposed redevelopment project includes all but two of the mill buildings shown. Courier will retain the long building with the clerestory windows on the roof (Building 9) at the right, rear, and the building parallel to it, just behind.

The project also includes three parcels across Pleasant St: the lot on which a car is parked, the administration building, just out of the photo, and the land, river, and dam adjacent to the railroad tracks

The Purchase and Sale Agreement covers the mill buildings that are visible from Pleasant Street, plus buildings on both sides of the main access drive from Pleasant Street. On the right (to the south) of the access drive it includes the buildings to and including the building from under which the river emerges (Building 7A). To the left, next to the railroad tracks, all the historic buildings are included. Building 10, in which the Westford School Department leases space, and the last of the older buildings along the tracks, is part of the property being sold.

Courier put this property on the market in early 2002. A number of serious applicants made proposals. After extensive evaluation, Courier selected Yule Development Company to purchase the property. Courier and Yule signed a purchase and sales agreement on September ____, 2002. It is anticipated that the purchase of the property will take place within twelve months.