

# **AN INVENTORY & ANALYSIS OF INDUSTRIAL PARK PROPERTIES IN FRANKLIN COUNTY**

***2010-2011 UPDATE***



**Franklin Regional Council of Governments**  
June 2011

Peggy Sloan, Director of Planning & Development  
Jessica Atwood, Senior Economic Development Planner  
Ryan Clary, Senior Geographic Information Specialist  
Alyssa Larose, Land Use Planner



## TABLE OF CONTENTS

Introduction.....	5
Franklin County Industrial Parks .....	6
Development Trends .....	7
Airport Industrial Park, Montague, MA .....	11
Deerfield Industrial Park, Deerfield, MA .....	15
Whately Industrial Park, Whately, MA .....	19
Interstate-91 (I-91) Industrial Park, Greenfield, MA.....	21
Orange Industrial Park, Orange, MA .....	25
Randall Pond Industrial Park, Orange, MA .....	29
Conclusion .....	31
Resources .....	32

## TABLE OF TABLES

Table 1: Status of Industrial Park Parcels .....	6
Table 2: Average Size and Assessed Value for Selected Property Classifications .....	8
Table 3: Airport Industrial Park Parcels .....	12
Table 4: Deerfield Industrial Park Parcels .....	16
Table 5: Whately Industrial Park Parcels.....	20
Table 6: I-91 Industrial Park Parcels .....	22
Table 7: Orange Industrial Park Parcels .....	26
Table 8: Randall Pond Industrial Park Parcels .....	30

## TABLE OF MAPS

Map 1: Airport Industrial Park, Montague .....	13
Map 2: Deerfield Industrial Park and Whately Industrial Park .....	17
Map 3: I-91 Industrial Park in Greenfield.....	23
Map 4: Randall Pond and Orange Industrial Parks.....	27

## TABLE OF FIGURES

Figure 1: Size of Buildings .....	7
Figure 2: Buildings by Year Built.....	9
Figure 3: Parcel Acreage by Year First Structure Built.....	9





## Introduction

In 2003, the Franklin Regional Council of Governments (FRCOG) conducted an inventory of industrial park properties in Franklin County, as part of the Franklin County Regional Economic Development Initiative (FREDI) funded by the Massachusetts Department of Housing & Community Development and MassDevelopment. This report is an update to the original inventory and was conducted through the Greater Franklin County Comprehensive Economic Development Strategy (CEDS) Program. This inventory is funded through an economic development partnership planning grant from the federal Economic Development Administration.

This report focuses on the status of the six planned industrial parks located within Franklin County. The report does not include properties zoned for industrial use, office complexes, or other buildings that are not part of an established industrial park. The industrial parks included in this report are:

- Airport Industrial Park, Turners Falls
- Deerfield Industrial Park, South Deerfield
- Interstate-91 Industrial Park, Greenfield
- Orange Industrial Park, Orange
- Randall Pond Industrial Park, Orange
- Whately Industrial Park, Whately

An industrial park is a defined area designated for industrial and manufacturing activities, which has been prepared to facilitate the development and operation of these activities. Industrial park development generally occurs on reasonably level land which is not significantly hampered by environmental constraints and which has been improved through infrastructure investment. Industrial park parcels generally require sufficient acreage to have a facility, provide parking, and allow trucking activities. It is assumed that lots of less than one acre would not be suitable for many types of manufacturing and industrial uses. Industrial parks that have minimum lot sizes specified in their regulations often restrict development on lots with less than one or two acres. However for industrial parks that accommodate light manufacturing or non-manufacturing uses, smaller lot sizes might not be as significant a hindrance for development.

For an industrial park to attract development, it must have adequate to infrastructure in place. There should be good transportation access to allow for the circulation of goods and people to and from the park, and within the park. For many businesses, access to sewer and water infrastructure is required to support manufacturing processes. Having natural gas infrastructure in an industrial park is also considered an advantage for development. However, the absence of this infrastructure is not considered a constraint. Access to broadband services is also very important for manufacturers and other businesses. The information provided in this report reflects the current status of broadband access in the industrial parks. However, access to broadband services is improving over the next two years as significant public and private investments are being made in broadband infrastructure in the region (for more information, go to [www.MassBroadband.org](http://www.MassBroadband.org)).

To complete this industrial park inventory update, parcel-level information was collected from municipal Assessor's offices for Fiscal Year 2010 and 2011. This information was then referenced with field research and other resources. The purpose of this report is to present information about the current status of these industrial parks and to determine their present capacity for more industrial development. This determination helps local and regional planners to identify future needs for planned industrial park space in the region.

## Franklin County Industrial Parks

In this study of the six planned industrial parks in Franklin County, 111 parcels (developed and undeveloped) covering nearly 695 acres of planned industrial park land were identified. Within these industrial parks, there are 75 buildings with nearly 2.5 million square feet of finished area. These properties (including land, buildings and yard items) were assessed at a value of over \$99 million in 2010. Most industrial park parcels have been built upon and are presently occupied by businesses. These parcels range in size from a one-acre lot with a 4,500 square foot warehouse to a thirty-acre parcel with a 250,000 square foot manufacturing facility.

Based on its present status, each parcel was categorized as developed, not for development or undeveloped. Developed parcels are properties that have a built structure, such as a warehouse, office, industrial facility or yard items (for example, a storage shed). For the purposes of this study, a parcel with a structure is no longer considered available for development. This study does not address acreage remaining on a developed parcel that may be available for expansion of a structure.

Parcels identified as not for development are located in the planned industrial park but are not intended for development. Some of these parcels were planned as retention ponds or for drainage purposes, or were retained by the industrial park owners to protect wetlands or other sensitive areas. In some cases these parcels are less than the minimum lot size or have constraints that render the parcel undevelopable for traditional industrial park purposes.

**Table 1: Status of Industrial Park Parcels**

Status of Parcel	Number of Parcels		Parcel Acreage		Parcels Assessed Value	
Developed	72	65%	420.6	61%	\$95,602,233	96%
Undeveloped	22	20%	223.0	32%	\$2,518,217	3%
<i>Ready for Development</i>	4	4%	34.5	5%	\$112,117	0%
<i>Site Improvements Needed</i>	13	12%	96.	14%	\$1,417,400	2%
<i>Significant Constraints</i>	5	5%	91.7	13%	\$988,700	1%
Not for Development	17	15%	50.1	7%	\$993,300	1%
<b>TOTAL</b>	<b>111</b>	<b>100%</b>	<b>693.7</b>	<b>100%</b>	<b>\$99,113,750</b>	<b>100%</b>

Source: Franklin Regional Council of Governments, and Assessor's Records from Deerfield, Greenfield, Montague, Orange and Whately for FY 2010 and 2011.

The parcels identified as undeveloped vary in their readiness for development, and are further subdivided into three categories: ready for development, additional site improvements required,

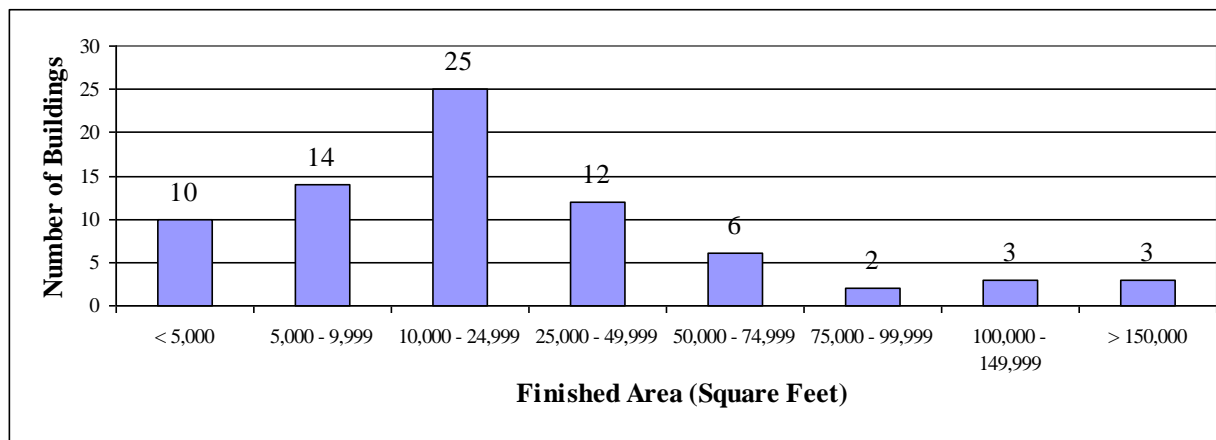
or significant constraints. There are very few parcels remaining that are ready for development by traditional standards, such as cleared of trees. Most of the undeveloped parcels require some minor preparation, such as clearing the site of trees, minor leveling, curb cuts or other basic pre-development work. The third sub-category of parcels have been identified as having significant constraints that are more challenging to overcome to facilitate development on the parcel, such as physical conditions on the site or limited access to the site. In some cases the parcels with significant constraints may only be accessed through an abutting property. In cases such as this, the property could be developed if the abutter wants to expand their existing facility.

This study further identifies which undeveloped parcels are in private ownership or are owned by the park developer. Private owners may have purchased the properties intending to develop them for their own businesses or as an investment opportunity. Undeveloped parcels owned by the entity that created the park, such as a municipal Economic Development Industrial Corporation, are generally available for sale.

## Development Trends

To assist in planning for future industrial park needs, an assessment of the rate parcels have been developed was conducted. In Franklin County, the six industrial parks have 72 developed parcels that cover over 420 acres, have 75 buildings, and an assessed value of over \$95 million. In some cases, a single business may own multiple parcels or multiple buildings. In other circumstances, more than one tenant may use a single building. The types of buildings found in these industrial parks include traditional structures for industrial/manufacturing, office, research & development, and warehouse purposes. These industrial parks also include some non-traditional structures, such as the Franklin County Technical School and airport hangars in the Airport Industrial Park.

**Figure 1: Size of Buildings**



Source: Franklin Regional Council of Governments, and Assessor's Records from Deerfield, Greenfield, Montague, Orange and Whately for FY 2010 and 2011.

Some general information about the types of structures found in Franklin County industrial parks was determined using information from municipal Assessors' Records. The 75 buildings

provide nearly 2.5 million square feet of industrial, office, warehouse and other space. The average size building is 33,021 square feet, which includes the large high school building and the very small cable utility buildings. The median size building is 15,448 square feet. The assessed value of all the buildings (i.e. not land and yard items) is over \$72.8 million. The average assessed building value is \$971,593 and the median assessed building value is \$521,100.

Table 2 examines this data further for specific property classifications. A property classification is determined by the Town Assessor using codes developed by Massachusetts Department of Revenue. The use of the property and the type of building are taken into consideration when determining this classification for a building. As expected, half of all buildings in the industrial parks are industrial/manufacturing facilities. Properties with buildings classified as office and research & development have the highest average value assessed per square foot. Warehouse and truck terminal/garage repair properties have the lowest average value assessed per square foot.

**Table 2: Average Size and Assessed Value for Selected Property Classifications**

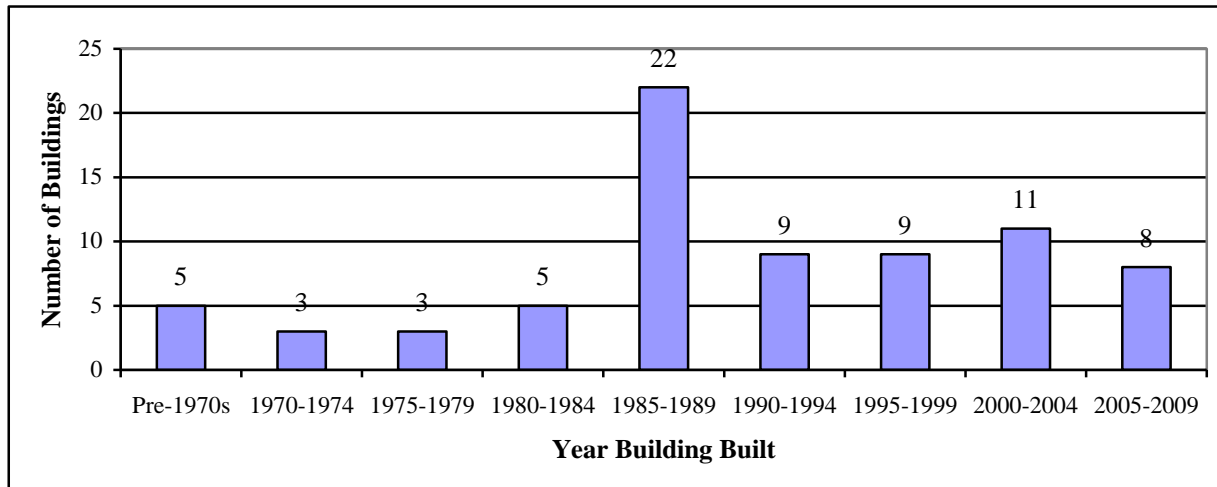
<b>Property Classification</b>	<b>Number of Buildings</b>	<b>Average Finished Area (in sq. ft.)</b>	<b>Average Building Assessed Value</b>	<b>Average Assessed Value per Square Foot of Finished Area</b>
Industrial/Manufacturing	37	39,678	\$1,106,959	\$28
Warehouse	20	28,776	\$696,558	\$24
Office	4	12,460	\$571,875	\$46
Research & Development	4	25,209	\$1,224,250	\$49
Truck Terminal/Garage Repair	4	25,098	\$402,800	\$16

Note: Other property classifications, such as hangars, utility buildings and the high school, are not included in this table.

Source: Franklin Regional Council of Governments, and Assessor's Records from Deerfield, Greenfield, Montague, Orange and Whately for FY 2010 and 2011

Overall, the rate of building construction relates to when these industrial parks were established. The first industrial park in Franklin County was the Airport Industrial Park, established in the 1960s and then expanded in the early 1990s. The Deerfield Industrial Park was established in the late 1970s. The Orange Industrial Park had its first tenant in 1982 and the I-91 Industrial Park had its first tenant in 1985. The Whately Industrial Park was established in 1995. The newest park in Franklin County is the Randall Pond Industrial Park established in 2000. As demonstrated in Figure 2, the opening of the Orange Industrial Park and I-91 Industrial Park in the 1980s resulted in an industrial park building boom at that time. Of the 22 buildings built between 1985 and 1989, 16 were built in these two parks. Similarly, of the 11 buildings built between 2000 and 2004, five of them were in the newly established Randall Pond Industrial Park. The immediate construction after an industrial park's establishment reflects the region's pent up demand for new industrial space.

**Figure 2: Buildings by Year Built**

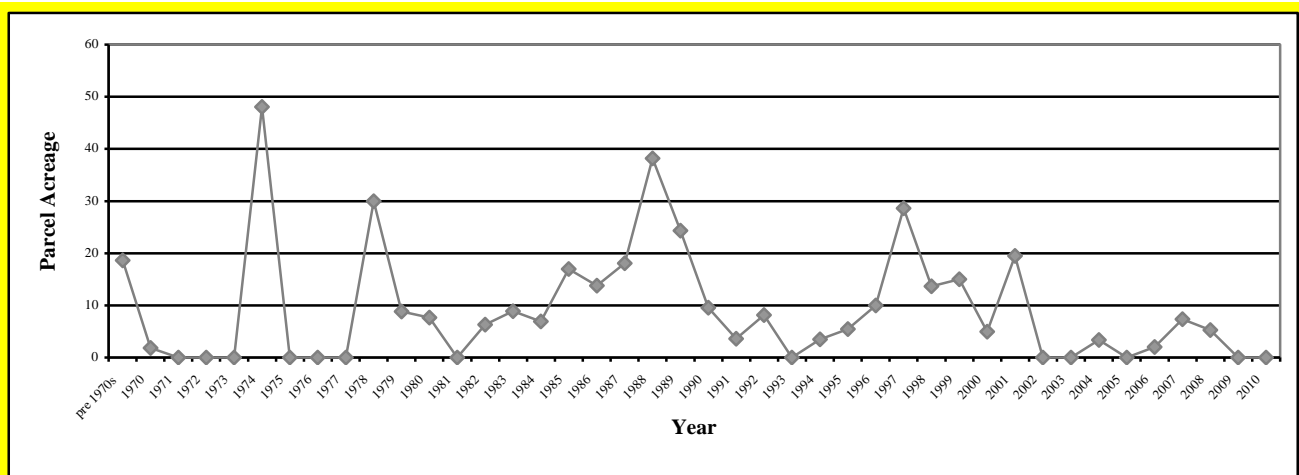


Note: As of the time of this study, the last new building constructed was in 2008.

Source: Franklin Regional Council of Governments, and Assessor's Records from Deerfield, Greenfield, Montague, Orange and Whately for FY 2010 and 2011

Figure 3 charts the number of acres developed annually, based upon when the first structure was built on that parcel. This data does not reflect expansions to existing buildings or additional structures built on an already developed parcel. In 1974, the construction of the Franklin County Technical School on a 48 acre parcel accounted for the greatest single year's development. Construction on nine parcels in 1988 resulted in the development of over 38 acres in that year. The peak amount of acreage developed in 1997 was due to the construction of a large manufacturing facility on a 25-acre parcel in the Airport Industrial Park. Since 2000, all fourteen parcels developed were less than 7 acres in size, with an average parcel size of just three acres.

**Figure 3: Parcel Acreage by Year First Structure Built**



Note: The acreage in 1974 includes the creation of the Franklin County Technical High School.

Source: Franklin Regional Council of Governments, and Assessor's Records from Deerfield, Greenfield, Montague, Orange and Whately for FY 2010 and 2011

One measure of market activity for industrial park land is the rate of parcel turnover. Parcels may be sold or bought for a variety of reasons, from business closures to business start-ups or expansions. Another reason is business restructuring or reorganization resulting in a transfer of ownership. Using the most recent purchase information from the Assessor's Records, 49 parcels have been sold since 2000. Of these parcels, 15 were sold as undeveloped parcels to be developed, 24 developed parcels were sold at market rates, and 10 developed parcels were sold for nominal purchase prices (i.e. under \$100). Data is incomplete to determine how many of the resold parcels were sold to new owners with a similar business, or to a business serving a different industry or operational function.

As demonstrated by the real estate transaction activity, there is considerable market interest for planned industrial park space in Franklin County. Using an average rate of development, an estimate may be calculated for how many years remain before all available industrial park land in Franklin County is developed. The average annual rate of development is estimated to be 9.6 acres per year as determined by averaging the total number of acres developed (as indicated by when the first structure was built on the parcel) by the total number of years over the past forty years<sup>1</sup>. The average size of the parcels developed in this period was 6.3 acres per parcel.

Presently, there are ten parcels that are relatively easy to develop (i.e. identified in this study as ready for development or requiring some site improvements) and are also owned by the industrial park's developer. Of these ten parcels, three parcels totaling 27 acres have been identified as ready for development and seven parcels totaling 34 acres have been identified as requiring site improvements before development. Of the parcels that are relatively easy to develop and in private ownership, only parcel of 11 acres in size is presently advertised for sale.

If there is an average rate of development of 9.6 acres per year, it is estimated the remaining acreage will be developed in less than seven years. Of the eleven parcels, six of them are less than six acres in size. This is important to note, since the average developed parcel in these industrial parks is 6.3 acres. There are only four undeveloped parcels greater than six acres in size and that are owned by the park developer and available for sale. These include: two parcels adjacent to each other in the Randall Pond Industrial Park, which could be purchased together to create a larger parcel. The other parcels are located in the Airport Industrial park and the Whately Industrial Park. The parcel in private ownership that is greater than six acres in size is presently for sale in the I-91 Industrial Park. If these ten developer-owned and one private sector-owned parcels were to be developed at a rate of one per year, then this supply of large parcel industrial land will be exhausted within seven years.

It may be estimated that the supply of existing, developable industrial park land will be exhausted in Franklin County within seven years. There is limited opportunity to expand the existing industrial parks to accommodate the need for additional industrial land. As a result, it is important for the Franklin County region to establish a new planned industrial park to meet future demand for manufacturing, light industry, research & development, and distribution space.

---

<sup>1</sup> Forty year period of 1970 through 2010.

## Airport Industrial Park, Montague, MA

<b>Location Description:</b>	Airport Industrial Park is located in the northeast part of the Village of Turners Falls within the Town of Montague. The Park is bordered by the Connecticut River to the north and west, by the Montague Airport to the east, and by Millers Falls Road to the south.
<b>Owner/Developer:</b>	Montague Economic Development and Industrial Corporation
<b>Park History:</b>	The Park was first established in the 1960s and filled within 20 years. In 1991-1992, the park expanded to meet additional demand using a grant from the U.S. Department of Agriculture and debt secured by the municipality.
<b>Total Acreage:</b>	194.0 acres
<b>Total Parcels:</b>	29
<b>Buildings:</b>	22 buildings, totaling over 714,000 square feet of finished area.
<b>Permitted Uses:</b>	The permitted uses include offices, manufacturing, processing, research, bulk storage, warehousing, and distribution. Uses that require a special permit include public utilities and recreation enterprises. Uses that involve construction or alteration of over 10,000 sq. ft. of floor area or development of over 5 acres, require a special permit. Uses that involve the construction or alteration of over 5,000 sq. ft. of floor area or development of over 3 acres are subject to environmental impact and site plan review.
<b>Minimum Lot Size:</b>	No minimum
<b>Required Frontage:</b>	No required frontage
<b>FY20011 Tax Rate:</b>	\$23.05 per thousand
<b>Economic Target Area:</b>	Member of the Greater Franklin County ETA Region
<b>2000 Census Tract:</b>	407.1
<b>Eligible for New Market Tax Credit:</b>	Census Tract is eligible for the NMTC Program
<b>Highway Access:</b>	Within three miles of Route 2, and six miles of I-91. The access to the park from Route 2 requires the traveler to go over the Gill-Montague Bridge and through the village center of Turners Falls.
<b>Water System:</b>	Turners Falls Fire District
<b>Sewer System:</b>	Turners Falls Fire District
<b>Electricity:</b>	Western Massachusetts Electric Company
<b>Natural Gas System:</b>	Berkshire Gas Company
<b>Broadband Access:</b>	Access to DSL services

There are 29 parcels in the industrial park encompassing about 194 acres of land. Of these 29 parcels, 20 have been developed, four are not for development, and five are undeveloped. The parcels not for development are either less than one acre in size, belong to the Franklin County Technical School, or have been retained by the Town of Montague since they cannot be developed due to topographic constraints. The five undeveloped parcels each require site improvements before development such as clearing of the site.

**Table 3: Airport Industrial Park Parcels**

<b>Status of Parcel</b>	<b>Number of Parcels</b>		<b>Parcel Acreage</b>		<b>Parcels Assessed Value</b>	
Developed	20	69%	141.6	73%	\$35,700,500	96%
Undeveloped	5	17%	23.5	12%	\$629,600	2%
<i>Ready for Development</i>	0	0%	0.0	0%	\$0	0%
<i>Site Improvements Needed</i>	5	17%	23.5	12%	\$629,600	2%
<i>Significant Constraints</i>	0	0%	0.0	0%	\$0	0%
Not for Development	4	14%	29.0	15%	\$859,200	2%
<b>TOTAL</b>	<b>29</b>	<b>100%</b>	<b>194.0</b>	<b>100%</b>	<b>\$37,189,300</b>	<b>100%</b>

Source: Franklin Regional Council of Governments, and FY2011 Montague Assessor's Records.

In terms of available land for industrial development, many of the developed parcels in the Airport Industrial Park could accommodate expansion of existing structures; however, there are very few undeveloped parcels that are available for traditional industrial development. Of the five undeveloped parcels requiring site improvements, four are owned by the Town of Montague. Two of these parcels are less than 2.5 acres in size, and one is 3.4 acres. The remaining parcel is 14.68 acres but only a portion may be developed due to environmental and topographic constraints. Another factor that may limit these sites for traditional manufacturing uses is the requirement for a drainage system capable of handling 125% of storm water runoff, because of the park's proximity to the Connecticut River.

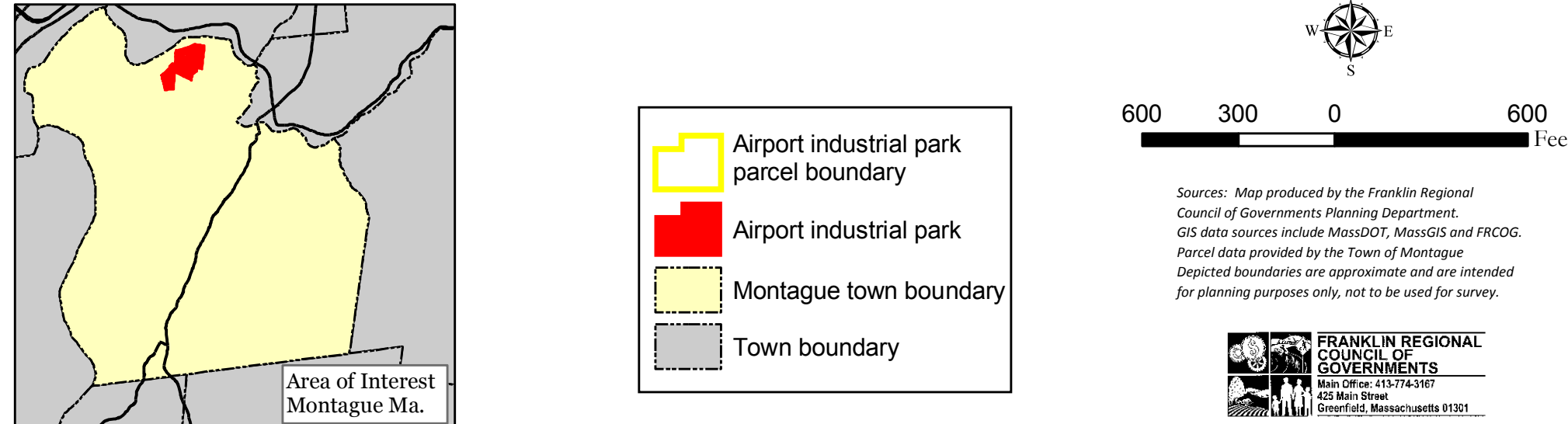
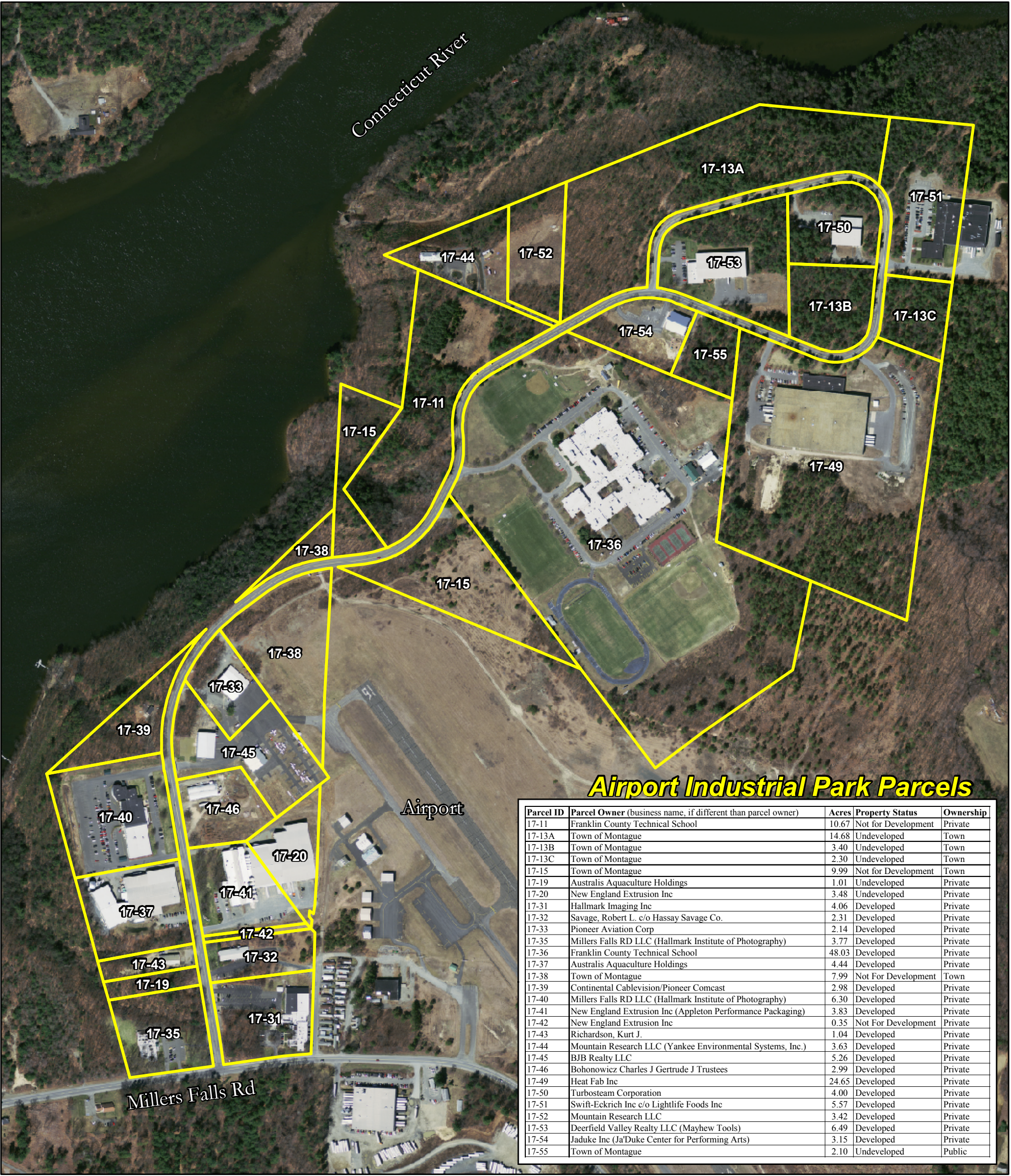
In terms of establishing more industrial land, further expansion of the industrial park is greatly limited by the Connecticut River to the north and west, and the Turners Falls Airport to the east. In recent years, the Town has explored expanding the industrial park by approximately 20 acres by incorporating some undeveloped Montague Airport land. However, before any expansion may occur, potential environmental and archaeological impacts must be addressed. In addition, an analysis should be conducted to determine if the anticipated benefit of this expansion (i.e. the amount of developable space to be created and resulting opportunity for job growth) is worth the estimated cost of infrastructure.



**Map 1: Airport Industrial Park, Montague**



# Airport Industrial Park, Turners Falls, Montague



\* Note: Estimated Boundaries are approximate and intended for planning pruposes only



## Deerfield Industrial Park, Deerfield, MA

<b>Location Description:</b>	The planned industrial district is located on the southern border of Deerfield off of Route 116. The park is split into two sections each with a different access point from Route 116, West Industrial Drive and East Industrial Drive.
<b>Owner/Developer:</b>	Deerfield Economic Development and Industrial Corporation
<b>Park History:</b>	Established in the late 1970s using federal and local funding.
<b>Total Acreage:</b>	74.7 acres
<b>Total Parcels:</b>	13 parcels
<b>Buildings:</b>	10 buildings, totaling over 530,000 square feet of finished area
<b>Permitted Uses:</b>	Permitted uses include manufacturing, processing, assembly, or fabrication that meets performance standards, and municipal facilities. Uses requiring a special permit include manufacturing, processing, assembly, or fabrication that cannot meet performance standards, offices, and research.
<b>Minimum Lot Size:</b>	2 acres (80,000 square feet)
<b>Frontage Requirement:</b>	200 feet
<b>FY11 Tax Rate:</b>	\$12.32 per thousand
<b>Economic Target Area:</b>	Member of the Greater Franklin County ETA Region
<b>2000 Census Tract:</b>	409
<b>Eligible for New Market Tax Credit:</b>	Census Tract is not eligible for the NMTC Program
<b>Highway Access:</b>	Within one mile of I-91 Exit 24, Routes 10/5, and Route 116
<b>Water System:</b>	South Deerfield Water Supply District
<b>Sewer System:</b>	South Deerfield Wastewater Treatment Plant
<b>Electricity:</b>	Western Massachusetts Electric Company
<b>Natural Gas System:</b>	Berkshire Gas Company
<b>Broadband Access:</b>	DSL broadband access

There are 13 parcels in the industrial park of which eight have been developed, three are not for development, and two are undeveloped. The three parcels not for development are each less than one acre in size, and are either privately owned by an abutter or held by Deerfield Economic Development and Industrial Corporation (DEDIC). One DEDIC parcel is a strip of land that could connect West Industrial Drive in the Deerfield Industrial Park with Fairview Way in the Whately Industrial Park. The two undeveloped parcels both have significant constraints that may hinder their development. Both of these parcels may only be accessed through an abutting

property, and could not be developed separately. One of these parcels is owned by the abutter and is suitable to accommodate an expansion of the existing building. The other parcel is owned by DEDIC and has environmental constraints that would limit its suitability for development, unless used to accommodate an expansion of an abutter's existing building.

**Table 4: Deerfield Industrial Park Parcels**

Status of Parcel	Number of Parcels		Parcel Acreage		Parcels Assessed Value	
Developed	8	62%	66.69	89%	\$19,067,200	99%
Undeveloped	2	15%	6.69	9%	\$238,800	1%
<i>Ready for Development</i>	0	0%	0	0%	\$0	0%
<i>Site Improvements Needed</i>	0	0%	0	0%	\$0	0%
<i>Significant Constraints</i>	2	15%	6.69	9%	\$238,800	1%
Not for Development	3	23%	1.29	2%	\$28,600	0%
<b>TOTAL</b>	<b>13</b>	<b>100%</b>	<b>74.67</b>	<b>100%</b>	<b>\$19,334,600</b>	<b>100%</b>

Source: Franklin Regional Council of Governments, and FY2011 Deerfield Assessor's Records.

In terms of available land for industrial development, the Deerfield Industrial Park may accommodate some expansion of existing structures, but does not have any readily available, undeveloped land. Any potential expansion of the park is limited by the town boundary to the south, by Route 116 to the north, and by residences to the east and west.

## **Map 2: Deerfield Industrial Park and Whately Industrial Park**

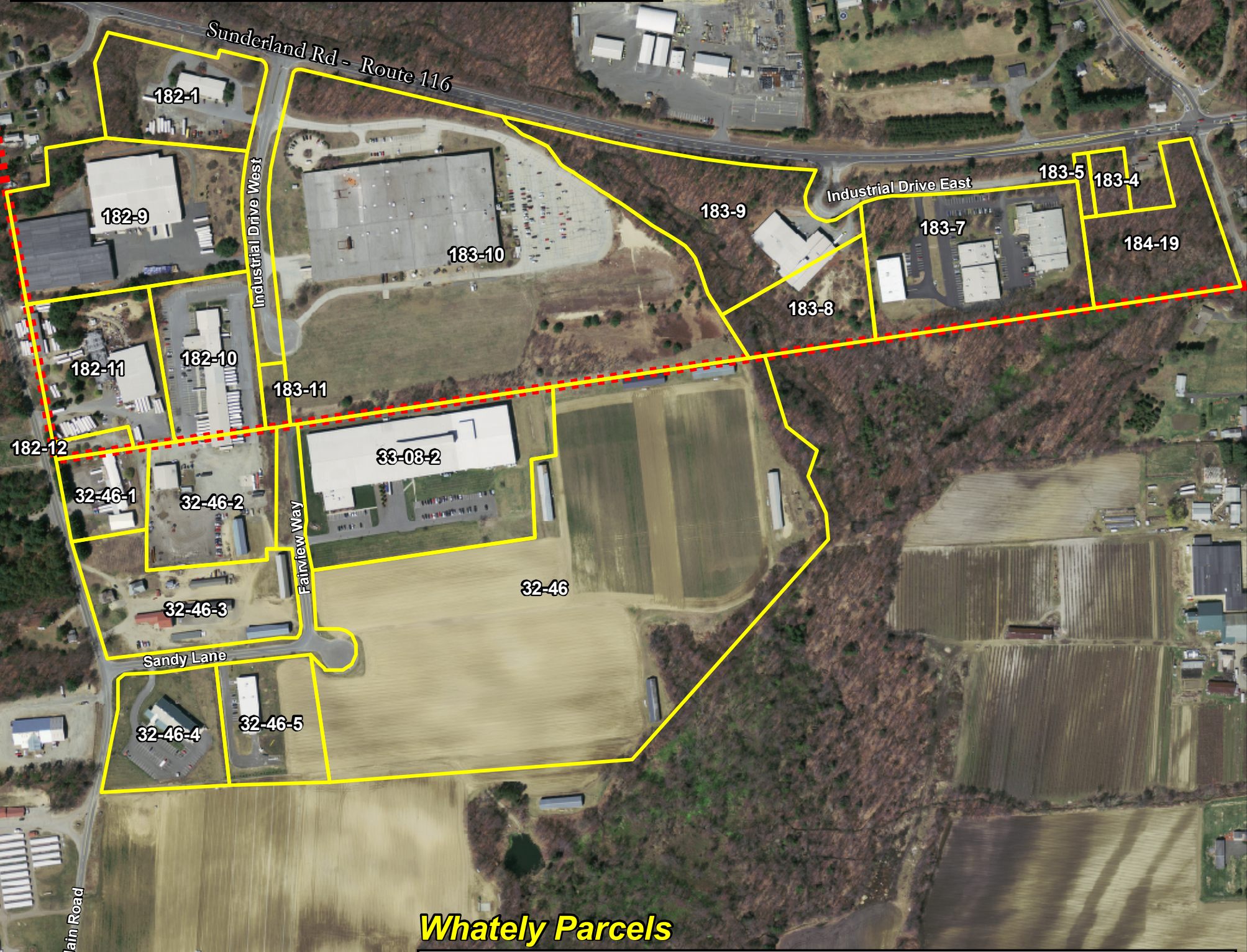


# Deerfield & Whately Industrial Parks

## Franklin County, Massachusetts

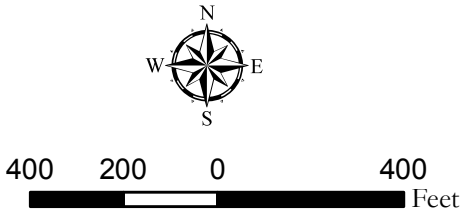
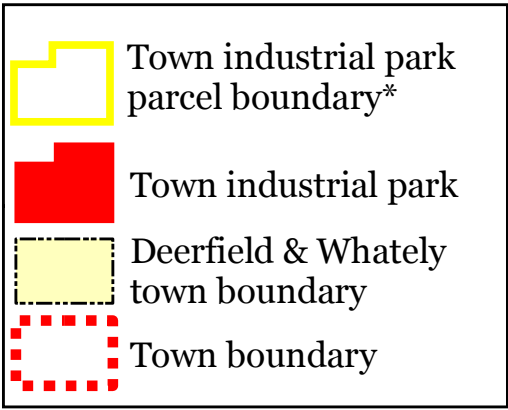
### Deerfield Parcels

Parcel ID	Parcel Owner (business name, if different than parcel owner)	Acres	Property Status	Ownership
182-1	4 Industrial Drive West, LLC (Fleetpride)	4.19	Developed	Private
182-9	Bartlett, Robert & Joan	8.83	Developed	Private
182-10	Goulet, Philip W.	4.01	Developed	Private
182-11	Nickerson, Joseph III & Marcia (Pro Pel Plastechs)	4.80	Developed	Private
182-12	Pioneer Valley Growers Association	0.33	Developed	Private
183-4	Rohrs, Marjorie L.	0.62	Not for Development	Private
183-5	Rohrs, Marjorie L.	0.25	Not for Development	Private
183-7	O'Leary/Vincunas LLC c/o Development Associates	7.64	Developed	Private
183-8	Bryson Realty Corp	2.83	Undeveloped	Private
183-9	Bryson Realty Corp (Tiger Packaging)	6.94	Developed	Private
183-10	Deerfield Plaza LLC (Disston Company)	29.95	Developed	Private
183-11	Deerfield Economic Development & Industrial Corp.	0.42	Not for Development	Public
184-19	Deerfield Economic Development & Industrial Corp.	3.86	Undeveloped	Public



### Whately Parcels

Parcel ID	Parcel Owner (business name, if different than parcel owner)	Acres	Property Status	Ownership
32-46	Sanderson, Alan and Bradley Alan Jr.	12.91	Undeveloped	Private
32-46-1	Pioneer Valley Grower Assn. Inc.	1.86	Developed	Private
32-46-2	Goulet, Philip	4.59	Developed	Private
32-46-3	Sanderson, Alan and Bradley Alan Jr.	5.30	Developed	Private
32-46-4	Western Mass. Regional Library System Inc.	3.35	Developed	Private
32-46-5	Klinger Enterprises LLC	2.00	Developed	Private
33-08-2	Bayer Material Science LLC	10.00	Developed	Private



Sources: Map produced by the Franklin Regional Council of Governments Planning Department. GIS data sources include MassDOT, MassGIS and FRCOG. Parcel data provided by the town of Deerfield and Whately. Depicted boundaries are approximate and are intended for planning purposes only, not to be used for survey.



**FRANKLIN REGIONAL COUNCIL OF GOVERNMENTS**  
Main Office: 413-774-3167  
425 Main Street  
Greenfield, Massachusetts 01301

\*Note: Estimated Parcel boundaries are approximate and are intended for planning purposes only



## Whately Industrial Park, Whately, MA

<b>Location Description:</b>	The Whately Industrial Park is located on the northeastern border of Whately, abutting the Deerfield Industrial Park to the north. Access to the park from Route 116 is through a residential neighborhood on Pine Street, leading to Long Plain Road.
<b>Owner/Developer:</b>	Private Developer
<b>Park History:</b>	The Park was established in 1995 from a site plan submitted to the Planning Board by private landowners in the community. The 1994 Whately Master Plan identified this location as a priority for planned industrial development. In accordance, the Whately Zoning Bylaw was amended by Town Meeting to zone this area for industrial purposes. Three of the parcels fall within the Commercial Industrial zoning district; four parcels fall within the Industrial zoning district.
<b>Total Acreage:</b>	40 acres
<b>Total Parcels:</b>	7
<b>Buildings:</b>	6 buildings, totaling 245,426 square feet of finished area
<b>Permitted Uses:</b>	Uses permitted in both zoning districts include outdoor recreational facilities and temporary sawmills. Uses allowed in the Commercial Industrial (CI) district (and allowed by special permit in the Industrial (I) district) include offices, tradesperson shops, and business services. Uses allowed in the I district (and allowed by special permit in the CI district) include printing, publishing, and data processing, and assembly and packaging facilities. Uses allowed by special permit in both districts include certain commercial uses and light industries not involving hazardous materials. Research and development is allowed by special permit in the I district (but not allowed in the CI district).
<b>Minimum Lot Size:</b>	60,000 square feet
<b>Required Frontage:</b>	200 feet
<b>FY2011 Tax Rate:</b>	\$15.47 per thousand
<b>Economic Target Area:</b>	Member of the Greater Franklin County ETA Region
<b>2000 Census Tract:</b>	408
<b>Eligible for New Market Tax Credit:</b>	Census Tract is not eligible for the NMTC Program
<b>Highway Access:</b>	Within one mile of I-91 Exit 24, Routes 10/5, and Route 116. Park is accessed off of Long Plain Road, which requires a 90 degree and use of a residential street (Pine Street) to get to Route 116.

<b>Water System:</b>	Town of Whately, Water Commission
<b>Sewer System:</b>	No
<b>Electricity:</b>	Western Massachusetts Electric Company
<b>Natural Gas System:</b>	No
<b>Broadband Access:</b>	Access to DSL services

There are seven parcels in the industrial park of which six have been developed and one is undeveloped. The nearly 13-acre undeveloped parcel is cleared land that is ready for development. The expansion potential for the park is limited. The north side of the park abuts the Deerfield Industrial Park. In fact, two businesses straddle the town boundaries and have facilities in both towns. Currently, no access between the Deerfield and Whately Industrial Parks exists. The Whately Industrial Park does not have a public sewer system, which could limit the potential development of manufacturing operations on the remaining available parcel. The neighboring Deerfield Industrial Park has both a public sewer system and direct transportation access to Route 116 (as opposed to the Whately Industrial Park's access through a residential neighborhood). The potential for expanding the sewer system and improving transportation access into Whately would require negotiations between the municipalities.

**Table 5: Whately Industrial Park Parcels**

<b>Status of Parcel</b>	<b>Number of Parcels</b>		<b>Parcel Acreage</b>		<b>Parcels Assessed Value</b>	
Developed	6	86%	27.1	68%	\$7,685,683	99.8%
Undeveloped	1	14%	12.9	32%	\$12,317	0.2%
<i>Ready for Development</i>	<i>1</i>	<i>14%</i>	<i>12.9</i>	<i>32%</i>	<i>\$12,317</i>	<i>0%</i>
<i>Site Improvements Needed</i>	<i>0</i>	<i>0%</i>	<i>0</i>	<i>0%</i>	<i>\$0</i>	<i>0%</i>
<i>Significant Constraints</i>	<i>0</i>	<i>0%</i>	<i>0</i>	<i>0%</i>	<i>\$0</i>	<i>0%</i>
Not for Development	0	0%	0	0%	\$0	0%
<b>TOTAL</b>	<b>7</b>	<b>100%</b>	<b>40.0</b>	<b>100%</b>	<b>\$7,698,000</b>	<b>100%</b>

Source: Franklin Regional Council of Governments, and FY2010 Whately Assessor's Records



## Interstate-91 (I-91) Industrial Park, Greenfield, MA

<b>Location Description:</b>	The Interstate-91 (I-91) Industrial Park is located northeast of Downtown Greenfield and directly off of Route 2 with easy access to the I-91 corridor. The park is accessed by Adams Road, which connects to Silvio O Conte Drive, Greenfield Street and Butternut Street.
<b>Owner/Developer:</b>	Greenfield Redevelopment Authority
<b>Park History:</b>	The park was built in the early 1980s using federal Economic Development Administration, Massachusetts Department of Housing & Community Development, and local town funds. The first tenant moved into the park in 1985.
<b>Total Acreage:</b>	268.2 acres
<b>Total Parcels:</b>	34
<b>Buildings:</b>	20 buildings, totaling over 487,000 square feet of finished area
<b>Permitted Uses:</b>	Uses permitted include office, R&D, light industry, manufacturing, processing, private/public utility, large scale ground mounted solar photovoltaic installations, renewable/alternative energy R&D and manufacturing. Uses allowed by special permit include private industrial or trade school, power plant, service and repair shops, and storage and sale of fuel.
<b>Minimum Lot Size:</b>	1 acre
<b>Frontage Requirements:</b>	50 feet
<b>FY2011 Tax Rate:</b>	\$18.14 per thousand
<b>Economic Target Area:</b>	Member of the Greater Franklin County ETA Region
<b>2000 Census Tract:</b>	411
<b>Eligible for New Market Tax Credit:</b>	Census Tract is not eligible for the NMTC Program
<b>Highway Access:</b>	Within one mile of I-91 Exit 27 and Route 2
<b>Water System:</b>	Town of Greenfield, Public Works Department
<b>Sewer System:</b>	Town of Greenfield, Public Works Department
<b>Electricity:</b>	Western Massachusetts Electric Company
<b>Natural Gas System:</b>	No
<b>Broadband Access:</b>	Limited access

There are 34 parcels in the industrial park encompassing 268 acres of land. Of these 34 parcels, 21 have been developed, five are not for development, and eight are undeveloped. The parcels

not for development are either less than one acre in size or provide drainage for the park. The eight undeveloped parcels vary in readiness for development. Five of the eight undeveloped parcels require site improvements before they may be developed, such as clearing of the site. The remaining three parcels have more significant constraints to their development in addition to site clearing, such as access issues, ledge or slope.

**Table 6: I-91 Industrial Park Parcels**

Status of Parcel	Number of Parcels		Parcel Acreage		Parcels Assessed Value	
Developed	21	62%	116.8	44%	\$21,945,400	93%
Undeveloped	8	24%	145.2	54%	\$1,457,700	6%
<i>Ready for Development</i>	0	0%	0.0	0%	\$0	0%
<i>Site Improvements Needed</i>	5	15%	60.2	22%	\$707,800	3%
<i>Significant Constraints</i>	3	9%	85.0	32%	\$749,900	3%
Not for Development	5	15%	6.2	2%	\$71,500	0%
<b>TOTAL</b>	<b>34</b>	<b>100%</b>	<b>268.2</b>	<b>100%</b>	<b>\$23,474,600</b>	<b>100%</b>

Source: Franklin Regional Council of Governments, and FY2011 Greenfield Assessor's Records.

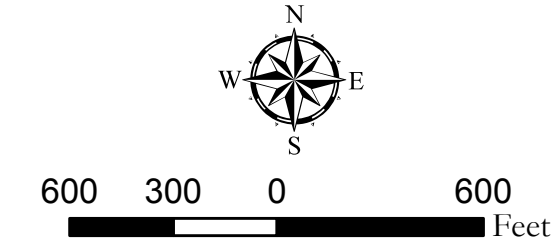
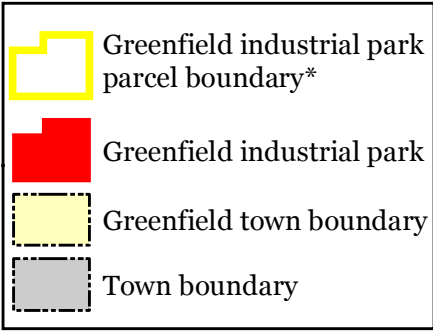
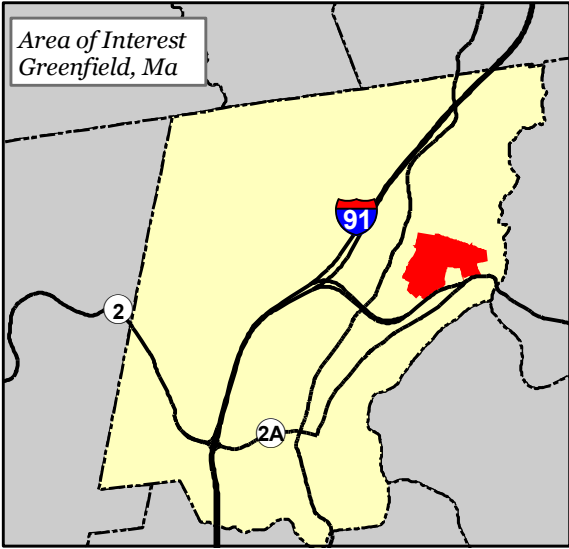
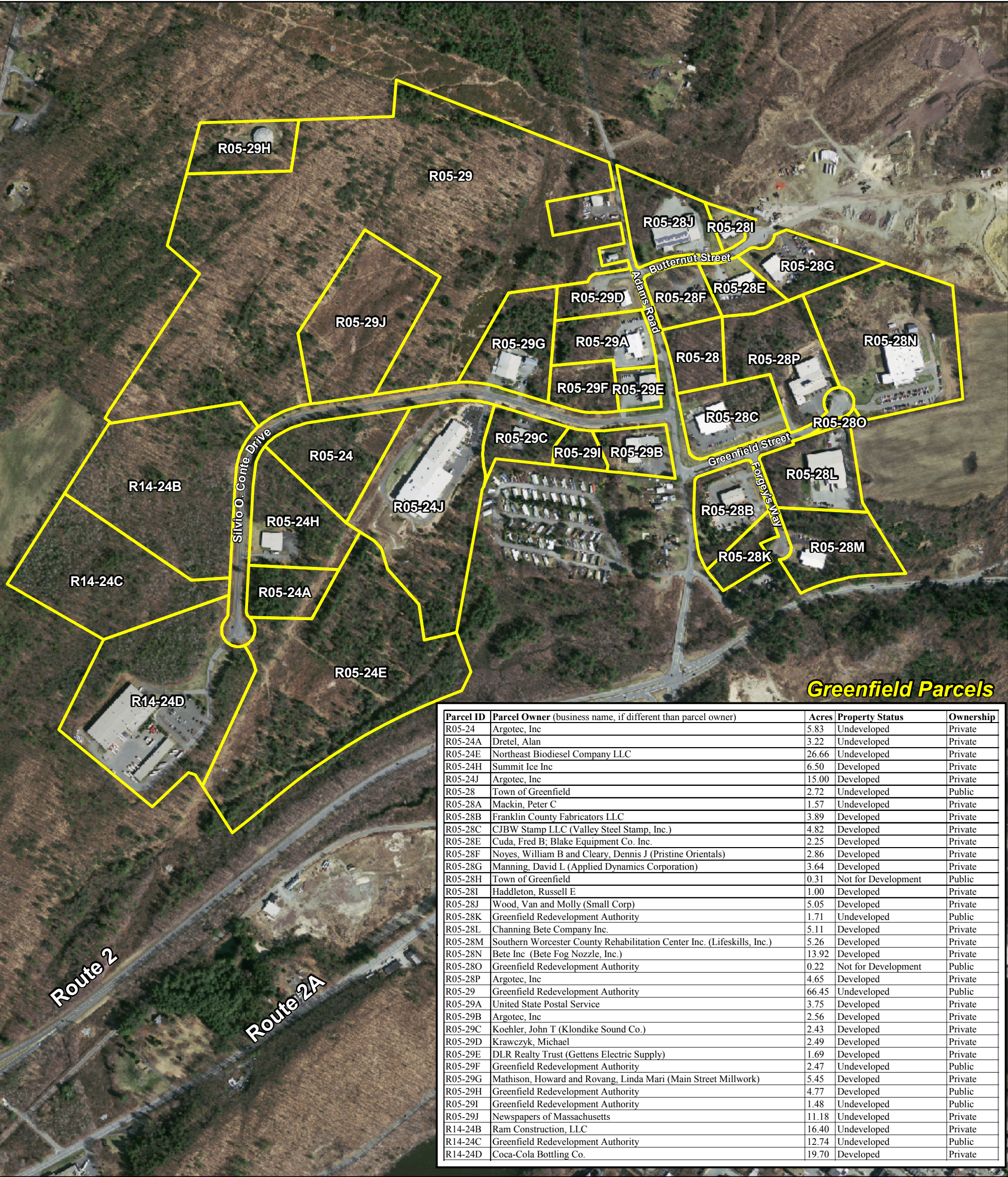
In terms of available land for industrial development, in the I-91 Industrial Park, many of the developed parcels may accommodate expansion of existing structures; however, there are a limited number of readily available, undeveloped parcels. Of the five undeveloped parcels needing site improvements, four are in private ownership and only one remains owned by the park developer, the Greenfield Redevelopment Authority (GRA). Two of the undeveloped parcels with significant constraints are owned by the GRA and one is owned by an abutting private business.

In terms of establishing more industrial land, there are significant constraints to expanding the park by adding adjoining properties. This is due to the presence of an active quarry and permanently protected conservation land to the east, topographic constraints to the north and west, and a dense residential area and Route 2 corridor to the south.

### **Map 3: I-91 Industrial Park in Greenfield**



# Interstate 91 Industrial Park, Greenfield, Massachusetts



Sources: Map produced by the Franklin Regional Council of Governments Planning Department.  
GIS data sources include MassDOT, MassGIS and FRCOG.  
Parcel data provided by Town of Greenfield.  
Depicted boundaries are approximate and are intended for planning purposes only, not to be used for survey.



**FRANKLIN REGIONAL COUNCIL OF GOVERNMENTS**  
Main Office: 413-774-3167  
425 Main Street  
Greenfield, Massachusetts 01301

\*Note: Estimated parcel boundaries are approximate and intended for planning purposes only



## Orange Industrial Park, Orange, MA

<b>Location Description:</b>	The Orange Industrial Park is located off of Daniel Shays Highway, east of the Orange Municipal Airport in the Route 2 corridor.
<b>Owner/Developer:</b>	Orange Economic Development and Industrial Corporation
<b>Park History:</b>	The Park was established in 1980, and had its first tenant in 1982. The park was developed using federal Economic Development Administration funds.
<b>Total Acreage:</b>	56.4 acres
<b>Total Parcels:</b>	11
<b>Buildings:</b>	9 buildings, totaling 435,890 square feet of finished area
<b>Permitted Uses:</b>	Permitted uses in the park include office, manufacturing, bulk storage, warehousing, transportation terminal, and public utility. Uses requiring a special permit include manufacturing, bulk storage, and warehousing greater than 10,000 sq. feet of floor area, and retail and commercial office space that do not meet certain standards or are over 5,000 sq. feet of floor area.
<b>Minimum Lot Size:</b>	21,780 square feet (or 0.5 acre)
<b>Required Frontage:</b>	100 feet
<b>FY2011 Tax Rate:</b>	\$16.58 per thousand
<b>Economic Target Area:</b>	Member of the Greater Franklin County ETA Region
<b>2000 Census Tract:</b>	405
<b>Eligible for New Market Tax Credit:</b>	Census Tract is eligible for the NMTC Program
<b>Highway Access:</b>	The park is within 1 mile of Route 2 and Route 202
<b>Water System:</b>	Town of Orange, Water Department
<b>Sewer System:</b>	No
<b>Electricity:</b>	National Grid
<b>Natural Gas System:</b>	No
<b>Broadband Access:</b>	Limited access to broadband services

There are 11 parcels in the industrial park encompassing 56 acres of land. Of these 11 parcels, ten have been developed and one is undeveloped. The undeveloped parcel is ready for development and in private ownership by a park tenant. As a result, this industrial park is considered filled to capacity. Given its position between the Airport and Route 202, there is no space for the park to expand.

**Table 7: Orange Industrial Park Parcels**

<b>Status of Parcel</b>	<b>Number of Parcels</b>		<b>Parcel Acreage</b>		<b>Parcels Assessed Value</b>	
Developed	10	91%	49.1	87%	\$9,505,800	99%
Undeveloped	1	9%	7.4	13%	\$99,800	1%
<i>Ready for Development</i>	<i>1</i>	<i>9%</i>	<i>7.4</i>	<i>13%</i>	<i>\$99,800</i>	<i>1%</i>
<i>Site Improvements Needed</i>	<i>0</i>	<i>0%</i>	<i>0</i>	<i>0%</i>	<i>\$0</i>	<i>0%</i>
<i>Significant Constraints</i>	<i>0</i>	<i>0%</i>	<i>0</i>	<i>0%</i>	<i>\$0</i>	<i>0%</i>
Not for Development	0	0%	0	0%	\$0	0%
<b>TOTAL</b>	<b>11</b>	<b>100%</b>	<b>56.4</b>	<b>100%</b>	<b>\$9,605,600</b>	<b>100%</b>

Source: Franklin Regional Council of Governments, and FY2011 Orange Assessor's Records.

#### **Map 4: Randall Pond and Orange Industrial Parks**

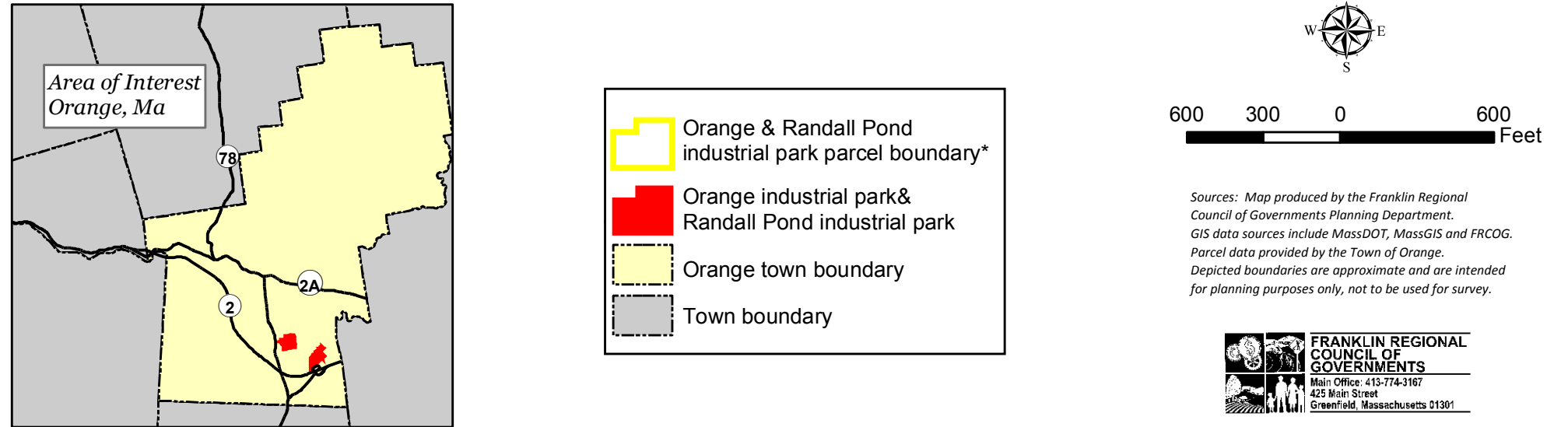


**Randall Pond Industrial Park**

Parcel ID	Parcel Owner (business name, if different than owner)	Acre	Property Status	Ownership
129-1	Town of Orange	0.89	Not for Development	Public
129-2	Town of Orange	4.44	Not for Development	Public
129-3	JGC Realty Trust (PHA Industries, Inc.)	2.59	Developed	Private
129-4	Clear View Composting	1.70	Developed	Private
129-5	Town of Orange	6.42	Developed	Public
129-6	Orange Economic Development & Industrial Corp.	4.55	Undeveloped	Public
129-7	Orange Economic Development & Industrial Corp.	4.45	Undeveloped	Public
129-9	Oranfield Trust (eRolls, Inc.)	2.00	Developed	Private
129-10	Orange Economic Development & Industrial Corp.	6.19	Undeveloped	Public
129-11	Athol Savings Bank	1.91	Developed	Private
129-12	Orange Economic Development & Industrial Corp.	1.49	Not for Development	Public
129-13	Town of Orange	5.57	Not for Development	Public
250-1	Orange Economic Development & Industrial Corp.	8.07	Undeveloped	Public
250-2	Factory Echo LLC (Echo Industries, Inc.)	2.65	Developed	Private
250-3	Town of Orange	1.24	Not for Development	Public
250-4	Allen, Brock P	4.11	Undeveloped	Private
250-5	Deans Beans	2.12	Developed	Private

**Orange Industrial Park**

Parcel ID	Parcel Owner (business name, if different than parcel owner)	Acre	Property Status	Ownership
251-6	Seaman Paper Co. of MA. Inc (Seaman/MBW Inc.)	4.67	Developed	Private
251-7	Seaman Paper Co. of MA. Inc (Seaman/MBW Inc.)	2.16	Developed	Private
251-8	Gerry, Peter A (Interface Precision Benchworks)	1.76	Developed	Private
251-9	Castine, Donald R et al (Castine Moving & Storage)	3.47	Developed	Private
251-10	Seaman Paper Co. of MA. Inc (Seaman/MBW Inc.)	9.30	Developed	Private
251-11	Quabbin Orange Realty, LLC (Quabbin Inc.)	10.21	Developed	Private
251-12	PTG Realty LLC (Production, Tool and Grinding Inc.)	2.82	Developed	Private
251-13	Princeton Forest Products	2.87	Undeveloped	Private
251-14	Princeton Forest Products	2.91	Developed	Private
251-15	KRH Rolls, Inc.	7.36	Undeveloped	Private
251-17	KRH Rolls, Inc. (PFE Rolls)	8.90	Developed	Private



**\*Note: Estimated parcel boundaries are approximate and are intended for planning purposes only**

map composed by Ryan Clary, FRCOG Planning  
Department 09/03 z:\jess\_st\indust\_pk\2011\orange\orange.mxd



## Randall Pond Industrial Park, Orange, MA

<b>Location Description:</b>	The Randall Pond Industrial Park is located off of South Main Street, west of the Orange Municipal Airport in the Route 2 corridor.
<b>Owner/Developer:</b>	Orange Economic Development and Industrial Corporation
<b>Park History:</b>	The Park opened in 2000, funded by U.S. Economic Development Administration, Massachusetts Community Development Action Grants and Public Works Economic Development programs.
<b>Total Acreage:</b>	60.4 acres
<b>Total Parcels:</b>	17
<b>Buildings:</b>	7 buildings, totaling 52,066 square feet of finished area
<b>Permitted Uses:</b>	The permitted uses include office, manufacturing, bulk storage, warehousing, transportation terminal, and public utility.
<b>Minimum Lot Size:</b>	0.5 acre
<b>Required Frontage:</b>	100 feet
<b>FY11 Tax Rate:</b>	\$16.58 per thousand
<b>Economic Target Area:</b>	Member of the Greater Franklin County ETA Region
<b>2000 Census Tract:</b>	405
<b>Eligible for New Market Tax Credit:</b>	Census Tract is eligible for the NMTC Program
<b>Highway Access:</b>	The park is within 1 mile of Route 2, Route 202, Route 122
<b>Water System:</b>	Town of Orange, Water Department
<b>Sewer System:</b>	Town of Orange, Wastewater Treatment Facility
<b>Electricity:</b>	National Grid
<b>Natural Gas System:</b>	No
<b>Broadband Access:</b>	Access to DSL services

There are 17 parcels in the industrial park encompassing 60 acres of land. Of these 17 parcels, seven have been developed, five are not for development, and five are undeveloped. The parcels not for development are either less than one acre in size, or have been retained by the Orange Economic Development and Industrial Corporation (OEDIC) to provide drainage or similar purposes for the park. Of the five undeveloped parcels, two parcels are ready for development and three require additional site improvements, such as clearing the site of trees. Four of the five undeveloped sites are owned by the OEDIC and are available for purchase. These available lots also abut each other, so they could be combined to create a larger parcel. As a result, the Randall Pond Industrial Park has the most acreage readily available for development. When planning the

park, the OEDIC considered potential future expansion onto properties located between the park and the airport. The Town sewer system's pump station was built with enough capacity to allow for such an expansion.

**Table 8: Randall Pond Industrial Park Parcels**

Status of Parcel	Number of Parcels		Parcel Acreage		Parcels Assessed Value	
Developed	7	41%	19.4	32%	\$1,697,650	-
Undeveloped	5	29%	27.4	45%	\$80,000*	-
<i>Ready for Development</i>	2	12%	14.3	24%	\$0	-
<i>Site Improvements Needed</i>	3	18%	13.1	22%	\$80,000	-
<i>Significant Constraints</i>	0	0%	0	0%	\$0	-
Not for Development	5	29%	13.6	23%	\$34,000*	-
<b>TOTAL</b>	<b>17</b>	<b>100%</b>	<b>60.4</b>	<b>100%</b>	<b>\$1,811,650*</b>	<b>-</b>

\* Assessed Value data is not available for 4 undeveloped parcels and 4 not for development parcels owned by OEDIC. As a result the total Assessed Value for parcels does not include these figures.  
Source: Franklin Regional Council of Governments, and FY2011 Orange Assessor's Records.

## **Conclusion**

The purpose of this study was to determine the present capacity of Franklin County's six industrial parks, so as to determine future industrial park needs. Given the real estate transaction activity in the industrial parks and the rate of development experienced, it has been estimated that the current stock of available parcels may last up to 10 years. However, this does not address the need for parcels over six acres in size. The average size of developed industrial park parcels in Franklin County is six acres. The remaining parcels which are six acres or greater in size are limited, and are estimated to be exhausted within six years. Most of the available acreage for development is located in the Randall Pond Industrial Park. There is limited acreage available for development within the central portion of the county in the I-91 corridor.

Given that five of the six industrial parks in Franklin County have limited to no expansion potential due to surrounding land use constraints, other options must be pursued. A few municipalities have identified areas for potential industrial park development; however, further examination to determine the feasibility of these locations and the financing to construct them is required.

Developing additional planned industrial park land will allow the opportunity for manufacturing, distribution companies, and other larger scale businesses to grow. By managing the location of this growth, municipal officials may make the most efficient use of tax dollars for public infrastructure and will be able to help preserve the character of Franklin County.

## Resources

The following list identifies resources for information about the communities and services related to these industrial parks.

### Municipalities:

Town of Deerfield: [www.deerfieldma.us](http://www.deerfieldma.us)

Town of Greenfield: [www.townofgreenfield.org](http://www.townofgreenfield.org)

Town of Montague: [www.montague.net](http://www.montague.net)

Town of Orange: [www.townoforange.org](http://www.townoforange.org)

Town of Whately: [www.whately.org](http://www.whately.org)

### Utility Companies:

National Grid: [www.nationalgridus.com](http://www.nationalgridus.com)

Western Massachusetts Electric Company: [www.wmeco.com](http://www.wmeco.com)

Berkshire Gas Company: [www.berkshiregas.com](http://www.berkshiregas.com)

Verizon: [www.verizon.com](http://www.verizon.com)

Comcast: [www.comcast.com](http://www.comcast.com)

Time Warner Cable: [www.timewarnercable.com](http://www.timewarnercable.com)

### Regional Economic Development Organizations

Franklin Regional Council of Governments: [www.frcog.org](http://www.frcog.org)

Franklin County Chamber of Commerce: [www.franklincc.org](http://www.franklincc.org)

Franklin County Community Development Corporation: [www.fccdc.org](http://www.fccdc.org)

Franklin/Hampshire Regional Employment Board: [www.fhreb.org](http://www.fhreb.org)

Economic Development Council of Western Massachusetts: [www.westernmassedc.com](http://www.westernmassedc.com)

Massachusetts Office of Business Development: [www.mass.gov/dbd](http://www.mass.gov/dbd)