

For Sale
MANCHAUG MILLS
9 Main Street Sutton, MA 01590

Building – 135,000 SF

Land – 11 Acres



2.5 miles west from Main Street at Route 146

\$ 3,250,000

This meticulously maintained 4-story granite structure was built in (circa) 1826 for the production of cotton fabric. The well known trade name “Fruit of the Loom” originated here. The original owners of the Mill were very smart as they took advantage of the incline of the surrounding land which gave them access to loading docks for three of the four floors. This makes it easier to keep our occupancy rates high (90%) compared to other mill owners of this area. Quality tenants range, from a variety of uses such as “Vaillancourt Folk Art” to “Lightband” broadband provider from Africa. All tenant leases are NNN. Building is connected to public sewer, water and propane gas. Building has a dry sprinkler system.



For more detailed info, sign non-disclosure contract and fax or email to Joyce

Joyce B. O'Connor Real Estate Inc
PO Box 70552 Worcester, MA 01607
508-865-1188 508-865-1919 fax
www.joyceoconnor.com

NON-DISCLOSURE AGREEMENT

Property: Manchaug Mills, Inc.
9 Main
Sutton, MA 01590

It is agreed that the undersigned and their employees, officers, and/or agents acknowledge that any information given by Joyce B. O'Connor Real estate, Inc. shall be defined as (written, oral, audio tapes, video tapes, computer discs, drawings and certain legal documents. However, confidential information shall not include any of the following:

1. Such information in the public domain at the time of the disclosure, or subsequently comes within the public domain without fault of the Receiving Party;
2. Such information which was in the possession of Receiving Party at the time of disclosure that may be demonstrated by business records of Receiving Part and was not acquired, directly or indirectly, from Disclosing Party; or
3. Such information which Receiving Party acquired after the time of disclosure from a third party who did not require Receiving Party to hold the same in confidence and who did not acquire such information from Disclosing party.

Use of Confidential Information:

1. Utilize the best efforts possible to protect and safeguard the confidential information from loss, theft, destruction, or the lie.
2. Do not directly or indirectly, publish o communicate the confidential information to any person or corporation without the express written consent of Disclosing Party.
3. Limit the internal dissemination of the confidential information and the internal disclosure of the confidential information received from the Disclosing Party to those officers and employees, if any, of the Receiving party who have a need to know and an obligation to protect it.

Return of Confidential Information:

All information provided by the Disclosing Party shall remain the property of the Disclosing Party. Receiving Party agrees to return all confidential information to Disclosing Party within 15 days of written demand by Disclosing Party. When the Receiving Party has finished reviewing the information provided by the Disclosing Party ad has made a decision as to whether or not to work with the Disclosing Party, Receiving Party shall return all information to the Disclosing Party without retaining any copies.

IN WITNESS OF THEIR AGREEMENT, the parties have set their hands to it below effective the day and year first written below.

Operative Date

Signature
Disclosing Party – Joyce B. O’Connor Real Estate Inc.
PO Box 70552
Worcester, MA 01607
508-865-1188 508-865-1919 fax
joyceboconnor@charter.net

Signature
Receiving Party - Selling Broker
Address:_____

Signature
Receiving Party - Buyer
Address:_____

