

**CONNECTICUT  
CERTIFIED SITE**

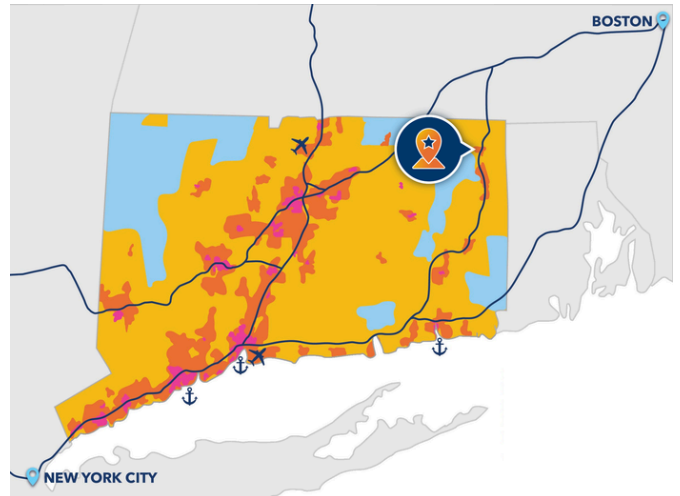


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**BELDING-CORTICELLI COMPLEX  
THOMPSON**

# BELDING-CORTICELLI COMPLEX

THOMPSON, CT



## PROPERTY DETAILS

**Street Address:** 630 Riverside Drive  
**City:** Thompson  
**Zip Code:** 06255  
**Type of Space:** Industrial, mixed use (retail/hospitality)  
**Size:** 32 acres (~10 buildable)

### *Investment Ready*

A site deemed ready for development, although additional infrastructure improvements may be required before development can begin. Such additional measures should be quick to execute.



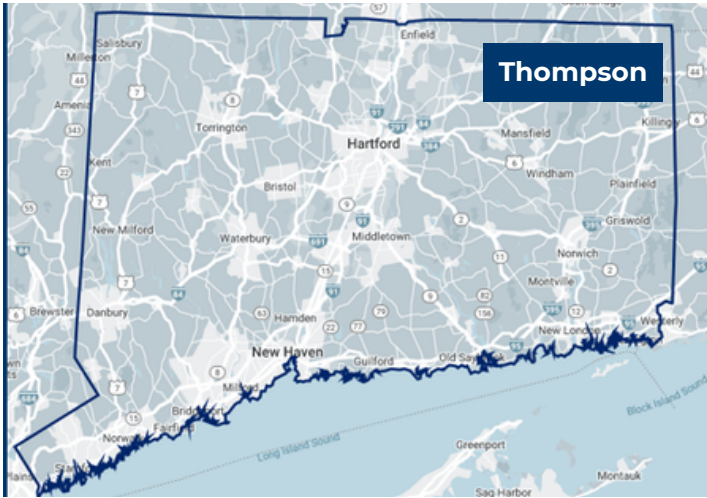
## Contact Information:

**Tyra Penn-Gesek**  
Town of Thompson  
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# BELDING-CORTICELLI COMPLEX

THOMPSON, CT

The Belding-Corticelli complex at 630 Riverside Drive is a 32-acre property with 10 buildable acres, located 2 miles from I-395. Zoned within the Town's Downtown Mill Rehabilitation District (DMRD), the site is ideal for infill development. With completed environmental assessments and available remediation options, the property offers significant potential for mixed-use development, including retail and hospitality.

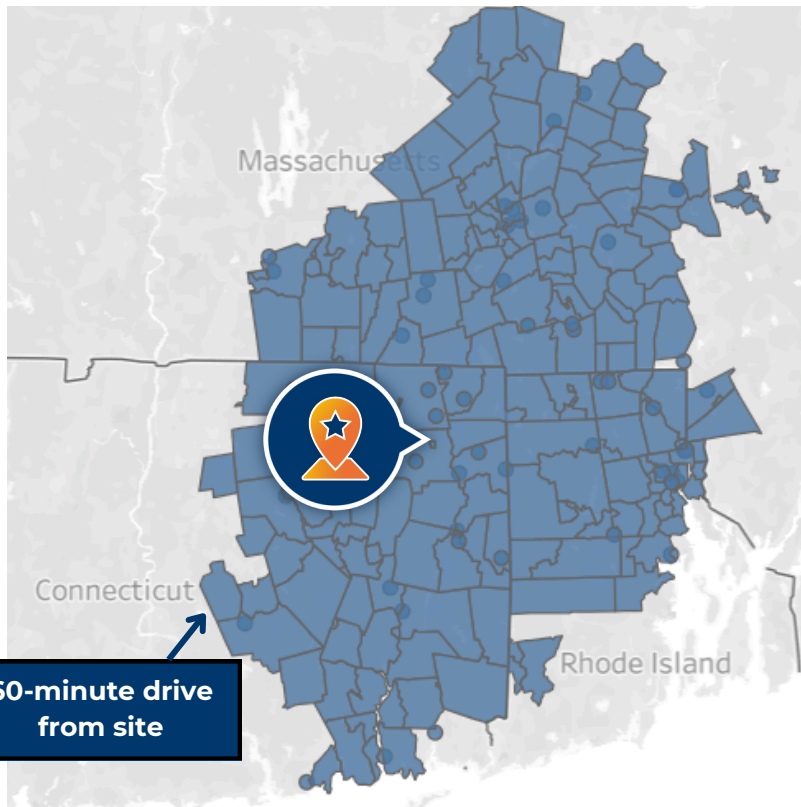


# BELDING-CORTICELLI COMPLEX

THOMPSON, CT



## LABOR SHED:



CITY	DRIVE TIME (MINUTES)
<i>Worcester</i>	25
<i>Providence</i>	50
<i>Springfield</i>	60
<i>Hartford</i>	60
<i>Boston</i>	70
<i>Bradley Int'l</i>	75

In the area located within a **60-minute drive** time from the Belding-Corticelli Complex there are:

- **2,550,000 people**
- **1,270,000 jobs**
- **\$198B in GRP<sup>1</sup>**

This represents a **larger population and economic output** than the following metro areas:

- **Sacramento-Roseville-Folsom, CA**
- **Pittsburgh, PA**
- **Las Vegas, Henderson, Paradise, NV**
- **Cincinnati, OH-KY-IN**
- **Kansas City, MO-KS**

<sup>1</sup>. Lightcast, 2022; AdvanceCT calculations;

# BELDING-CORTICELLI COMPLEX

THOMPSON, CT

## UTILITIES:

### Power

<b>Electric Provider:</b>	Eversource
<b>Distance to Nearest Distribution Electric Line:</b>	100 ft.
<b>Nearest Distribution Electric Line Size:</b>	3 Phase Power Lines
<b>Electric Volts:</b>	N/A
<b>Electric Amps:</b>	N/A
<b>Power Phases:</b>	3 Phase at the Street
<b>Distance to Electric Substation:</b>	1/2 Mile
<b>Dual Electric Feed:</b>	N/A
<b>Redundant Power:</b>	N/A
<b>Additional Electric Details:</b>	

### Gas

<b>Natural Gas Provider:</b>	No gas utility available in Thompson
<b>Distance to Natural Gas Distribution Line:</b>	
<b>Natural Gas Distribution Line Pressure:</b>	
<b>Gas Line Size:</b>	
<b>Cost to Extend Gas to Site:</b>	

### Water

<b>Water Provider:</b>	Connecticut Water
<b>Distance to Water Lin:</b>	20 ft. +/- from the Blow-off on Park to the property line of #630
<b>Water Line Size:</b>	8"
<b>Water Main Pressure:</b>	74-79 psi
<b>Total Water Capacity at Site:</b>	Available flow 1,300 gallons per minute

### Sewer

<b>Sewer Provider:</b>	Thompson Water Pollution Control Authority
<b>Total Sewer Capacity at Site:</b>	Prior use was for an industrial mill site with roughly 100 employees. Specific capacity must be determined based on any proposed redevelopment plan.
<b>Sewer Line Size:</b>	8"
<b>Sewer Type:</b>	Municipal Sewer
<b>Wastewater Treatment Provider:</b>	Thompson WPCA

**FOR MORE INFORMATION, CONTACT:**



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Business Development**

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