



c1852

HISTORIC MILL

RESTORATION PROJECT

ADAPTIVE COMMERCIAL SPACE FOR RENT

PB Parker Benjamin
Real Estate Services, LLC Practical Investment Banking

REB.0788724 | REB.0789260

UPSON MARKET PLACE
29 MILL STREET, UNIONVILLE, CT 06085
(860) 983-0979 (860) 269-7272

NEW YORK, NY 10016
(212) 517-0905

CHARLESTON, SC 29401
(843) 408-0707

BOSTON, MA 02110
(617) 865-7080

BOCA RATON, FL 33432
(561) 228-8585

PROPERTY OVERVIEW

- Total Area – 32,594 SQ FT
- Ceiling Height – Approx. 10' – 15' FT
- Parking – On site, street, and nearby public lot
- Zoning – TC / Industrial Heritage Zone
- Utilities – Tenant responsibility
- Availability – Immediate
- Flexible layout supports specialized build-outs
- Suitable for institutional, industrial, medical, educational, and creative users
- Ownership open to negotiable lease structures

WHY THIS PROPERTY WORKS

- Flexible building configuration supports multiple operational layouts
- Infrastructure can accommodate specialized mechanical and utility upgrades
- Access and location align with workforce and distribution needs
- Modern, professionally managed asset offering higher-quality alternatives to areas existing inventory
- Ownership open to collaboration build-out planning and phased occupancy
- Location and ownership aligned with municipal and economic development objectives





MEDICAL

COFFEE

FITNESS

TENANT USE PROFILES

Institutional & Specialized

- Medical/Diagnostic/Lab
- Education/Training/Nonprofit
- Workforce development or vocational training programs

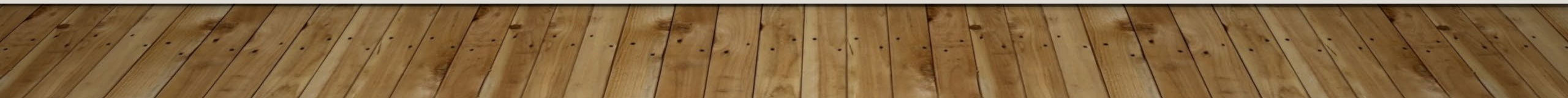
Retail, Hospitality, & experiential

- Specialty retail or showroom concepts
- Food, beverage, or hospitality-driven users
- Entertainment or experience-based operators

Creative & Office

- Lifestyle office
- Curated coworking
- Design-forward professional users

Industrial & Flex

- Light manufacturing
 - Assembly/R&D
 - Clean industrial users
- 



DELIVERY & OCCUPANCY CAPABILITIES'

- Immediate move-in
- Phased occupancy and expansion
- Custom build-out aligned with operational needs
- Integrated ownership, leasing, and construction oversight to streamline planning, build-out, and move-in

Parker Benjamin Real Estate Services LLC serves as owner and developer, supporting tenants from lease execution through build-out and occupancy. Long-term ownership and operations are managed in coordination with our affiliated property management platform, Pillar Property Management, enabling a consistent and relationship-driven approach beyond initial move in.



END-TO-END OWNERSHIP & DELIVERY

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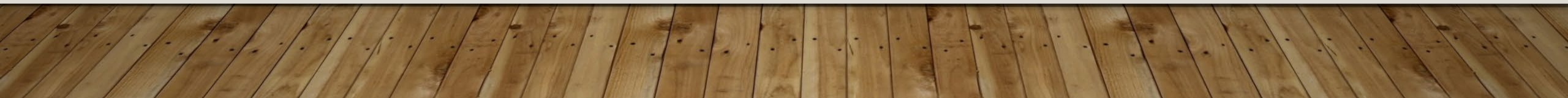


ENGAGE WITH US

We Welcome Conversations with:

- Tenant representatives and site selectors
- Institutional, commercial, and experiential users
- Organizations seeking immediate occupancy or planning for future expansion

Next Steps:

- Schedule a property tour
 - Request detailed specifications
 - Discuss build-out, occupancy, or lease structure
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CONTACT

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