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Featured Property of the Month: Dundee Redspring LLC, Ozzy Properties and Haynes Group, Inc. revive historic Andover Mill

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Andover, MA A new generation will get to experience the beauty and rich history of the RiverBend Mill at 18 Red Spring Rd. Dating as far back as 1682 this area was known as “Mill privilege on the Shawshin, near Roger’s brook” and was being offered to any inhabitant who wanted to build a saw mill. Over the years the property was bought and sold numerous times and was a home to many different industries including timber, wool, linen, and flax yarn. Most notably, the industrial district was home to Smith & Dove Manufacturing Company, one of the first linen production manufacturers in the United States.

RiverBend Mill, 18 Red Spring Road - Andover, MA

Today, the old mill building on Red Spring Rd. is getting a new lease on life thanks to its new owners, Dundee Redspring LLC, the management company, Ozzy Properties, and the contractors who are tackling this important renovation, Haynes Group, Inc. The structure, which has been completely gutted and repositioned to accommodate the modern tenant, has been re-named the RiverBend Mill at Dundee Park and offers nearly 20,000 s/f of space along 950 feet of frontage on the Shawsheen River. The building boasts a classic red brick exterior, granite sills, post and beam construction with lofty exposed ceilings, oversized windows and, most notably, expansive river views.

Haynes Group, experienced in repositioning older buildings for the modern tenant, has installed new windows, upgraded handicap accessibility, and designed a new lobby complete with an elevator to bring the building to code. The old hardwood floors and beams were restored prior, resulting in a perfect blend of old and new finishes.

The site is conveniently located in the center of Andover, within easy walking distance of the historic downtown shopping area and commuter rail station. In addition, the owners are also the developers of the Dundee Park Office complex directly across the Shawsheen River allowing for contiguous access to this commercial complex. Plans are being developed to include a pedestrian bridge across this river to enable customers and clients to easily travel back and forth.

This comprehensive renovation of the RiverBend Mill is slated to deliver a clean shell for tenant fit-up this fall.

Haynes Group is a family-owned, full-service commercial construction company based in Massachusetts. Their highly personalized process for construction and construction management provide a complete solution for commercial construction and tenant improvement projects. They have experience in working effectively with and delivering value to brokers, architects, owners, developers, bankers, landlords, and tenants. Their services and solutions have delivered successful results for commercial clients. They understand the balance required to plan, execute, and deliver on all size projects while providing the same level of service for all stakeholders.

Ozzy Properties, formed in 1994 in Andover, is a premier property manager in the Merrimack Valley region of Massachusetts. Ozzy currently has 2.5 million s/f of office space and 100 residential units under management in the Massachusetts communities of Andover, North Andover, Lawrence, and Methuen. Ozzy's strength lies in its ability to significantly improve underutilized, distressed or foreclosed properties, and then return them to the rental market at aggressive rates.

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