Strategically located at the intersection of Routes 495 and 3, the Town of Chelmsford provides exceptional proximity to Greater Boston and southern New Hampshire offering businesses in the region the advantage of being close to extensive markets, suppliers, and research facilities.

The Regional Advantage – The Greater Lowell region, with its mills along the Merrimack River once fueled the nation’s Industrial Revolution and this region, continues to drive the regional economy and influence the state’s economy.

“As the State high tech manufacturing growth engine, the Northeast region provided a powerful stimulus for the Commonwealth’s spectacular economic growth in the 1990’s.” Massachusetts Benchmarks

The region has an impressive concentration of innovative high tech firms supported by a diverse subset of locally owned companies.

The region’s excellent colleges and universities continue to turn out graduates with strong technical skills. The region’s competitiveness will continue by maintaining employment in innovative sectors and by cultivating its greatest asset, a well-educated workforce able to live comfortably in the region.

“The Northeast region combines a strong economic engine with the relative ease and affordability of suburban life.” Massachusetts Benchmarks-Spring, 1999.
Chelmsford’s Business Advantage

We have what is most important to you!

Based upon Area Development Site & Facility Planning Magazine’s (www.areadevelopment.com) 2007 Corporate & Consultant’s Survey, a ranking of site selection priorities and factors, the Town of Chelmsford is well positioned to serve the needs of the business community.

With a strong concentration of businesses in bioscience, defense, communications, and instrumentation, Chelmsford has a critical mass of highly skilled and educated workers in place. Of Chelmsford residents 25 years and older, 44% have a Bachelor’s degree or higher, a figure that is 30% higher than the state average.

Most Chelmsford residents hold “white-collar” jobs. The most highly employed occupation in Chelmsford is Management, Professional and related occupations. According to the 2000 Census, more than half of Chelmsford residents are in these occupations (53%).

Chelmsford has proportionally more residents in Management, Professional and related occupations (12% more than the state average.) Chelmsford holds a strong position in the regional economy with the highest jobs-to-workers ratio (E-R) of 1.21, indicating that there are more jobs than there are workers in Chelmsford.

Ranked 21st in Money Magazine’s 2007 Best Places to Live Top 100. Chelmsford is recognized as an outstanding place to live and work. (http://money.cnn.com/magazines/moneymag/bplive/2007/top100/).
Development Incentives & Expedited Permitting Tax Incentives

The Massachusetts High Technology Council’s Fast Track, ranked Chelmsford 20th in the State, out of the 351 communities in Massachusetts based upon three broad categories of importance to Massachusetts technology organizations: taxes, education/workforce and development. www.masstrack.org

Tax Incentives
The Town is an active participant in the State’s Economic Development Incentive Program (EDIP). The EDIP is a three-way partnership between the state, a municipality within an Economic Target Area (ETA), and a growing company. First, the company and the municipality agree to a tax exemption schedule on future incremental real property taxes – a local tax reduction. The company then obtains state approval for a 5% investment tax credit – a state income tax reduction. In turn, the company commits to a job growth and private investment schedule. The duration of this incentive may range from 5 to 20 years.

The EDIP offers several key advantages to growing companies. Most notably, the program reduces the financial burden required to grow a company. The EDIP program is also highly flexible, allowing variable local tax exemption structures and agreement durations. Finally, the investment tax credit carry forward period is 5 years beyond the duration of the agreement.

Business Licensing & Permitting Assistance
The CDD will navigate a project through the development review process by identifying appropriate zoning and other applicable land development permits, filing fees, and anticipated time frames for each permit.

Expedited Development Review & Approvals
The Town’s commitment to economic development has resulted in a more transparent, time efficient and predictable permitting process. The Community Development Department (CDD) serves as the single point of contact for the Town’s land development Boards and Commissions and pre-application and technical review meetings.

Transportation & Real Estate
The exceptional transportation systems serving Chelmsford and the region help keep transportation costs low and response time competitive thereby providing a distinct economic advantage.

In contrast to more densely populated urban centers, Chelmsford business areas offer plentiful onsite parking, a welcome benefit to commuters.

Highways
Chelmsford is strategically located at the heavily traveled intersection of I-495 and Route 3 with average daily traffic volumes of 100,000 and 90,000 respectively. Other state routes through Chelmsford include Routes 3A, 4, 27, 40, 110, and 129.

Airports
Chelmsford is centrally located between two major airports. Boston’s Logan Airport is 31 miles to the southeast and Manchester Airport is 34 miles to the north; for regional service, Laurence G. Hanscom Field is nine miles to the south in Bedford and Lawrence Municipal Airport is 16 miles to the northeast.

Train
The Massachusetts Bay Transportation Authority (MBTA) Commuter rail service to North Station, Boston, is available from Lowell (travel time 45-49 min.; 680 MBTA parking spaces), and Billerica (travel time 37-41 min.; 333 spaces).

Amtrak’s high-speed Acela Express, connecting Boston with New York City, service is available in Woburn, 17 miles to the southeast.

Bus
Chelmsford is a member of the Lowell Regional Transit Authority (LRTA), which provides fixed bus service between Lowell and Chelmsford.

Real Estate Costs
Chelmsford continues to maintain its commitment to a single tax classification system whereby there is no differential between the business and residential tax rate. Communities having a differential result in substantially higher commercial tax rates. The Chelmsford commercial tax rate of $13.50 (FY08) is lower than the regional average of $14.96. More importantly, when compared to other nearby communities along the Route 3 and Route 495 corridors, Chelmsford’s tax rate is between $2 and $8 less, a significant cost savings.

- The current average square foot cost for existing manufacturing space (Triple Net/Annual) is $7.00.
- The current average square foot cost for existing retail space (Triple Net/Annual) is $16.00.
- The current average square foot cost for existing Class A, B, C general office space (Triple Net/Annual) is $16-19, $14, $10-12 respectively.

CHELMSFORD MASSACHUSETTS 5
Chelmsford’s proactive business environment offers an outstanding climate for starting or growing a business.

Supply of Available Land & Buildings
The Town has proactively identified preferred areas for economic development. Existing and future commercial and industrial growth are concentrated in several areas.

The Route 3/Route 129 Technology Corridor is occupied by large office complexes, serving as the home to many regional, national and international corporate headquarters including most of the town’s largest employers.

Chelmsford Center is the traditional commercial and civic center of the town. A state-designated historic district, this area is home to many small locally owned and operated retail, office, and service businesses.

Drum Hill Technology Park, located along Route 3 and the Lowell city line, is home to a mix of uses ranging from specialized housing and corporate offices.

Vinal Square, located in North Chelmsford, located at the intersection of Route 4 and Route 3A, is home to a variety of neighborhood retail and service businesses clustered around the historic village and several renovated mill complexes.

Route 110, extending south from Lowell into Chelmsford Center and then westerly toward Westford, serves as a primary commercial corridor to a mix of uses ranging from housing, retail, commercial, and office uses.

The Community Development Department maintains a “Site Finder” database of commercial and industrial property available for lease and/or sale. Based upon knowledge of the specific sites and buildings and relationships with the real estate community, the CDD can provide a business interested in locating and/or expanding in Chelmsford with a timely and accurate response.