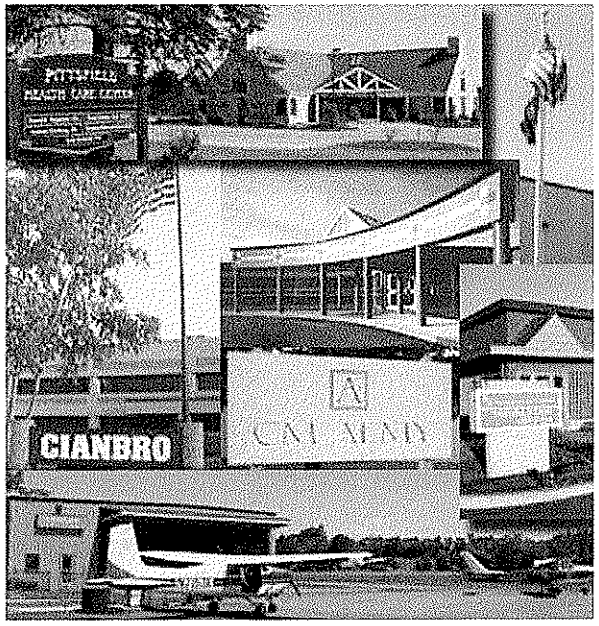
A Business Foundation for Economic Growth:

- ✓ An Outstanding, highly productive workforce
- ✓ A Strong regional employment presence
- ✓ Full-service community with diverse business offerings
- ✓ Available Industrial Lots with several lots in the Industrial Park Expansion fronting on rail
- ✓ Available Commercial and Industrial Properties
- ✓ Close Proximity to Interstate 95 and major Transportation Routes
- ✓ Pittsfield Municipal Airport services for business travel
- ✓ Significant Sewer and water infrastructure growth capacity
- ✓ Three-phase power opportunities
- ✓ High-speed internet access
- ✓ Town, Private Sector, Regional and State Business Financing Options
- ✓ Non-existent travel inconveniences in comparison with other communities
- ✓ Lower cost of living when compared with many other towns

✓ And most of all:

an entrepreneurial spirit and a positive can-do attitude which has allowed the Town to prosper.



Kathryn Ruth, Town Manager
Town of Pittsfield
Economic Development Department
112 Somerset Avenue
Pittsfield, Maine 04967

Tel: (207) 487-3136
Fax: (207) 487-3138
E-mail: townmanager@pittsfield.org

Web Site: www.pittsfield.org

Pittsfield Industrial Park Expansion - Phase II

Six New Industrial Park Lots Available

Locate your business in Pittsfield, Maine... where business thrives

Location:

Centrally located at I-95 Exit 150, 40 miles north of Augusta and 33 miles south of Bangor, Pittsfield has long been a commercial and industrial center in Central Maine. From the early woolen mills to manufacturing, our industries promote a strong economy and jobs for the entire Mid-Maine region.

Phase II Industrial Park Lots:

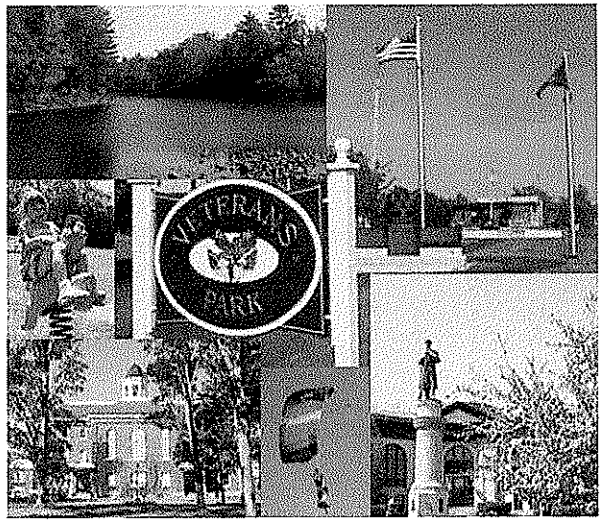
Completed in Fall 2011, the Industrial Park Expansion consists of 2800 linear feet of road, water, sewer and three phase power.

Industrial Zoning offers the following development opportunities:
(1) precision manufacturing
(2) high-tech employers
(3) value added wood products
(4) manufacturing and transporation
(5) wholesaling
(6) call centers; and
(9) numerous other uses similar to the above

6 new lots currently available for purchase:

Map 27, Lot 79-2	2.88 acres
Map 27, Lot 79-3	3.24 acres
Map 27, Lot 79-6	2.55 acres
Map 27, Lot 79-7	2.09 acres
Map 24, Lot 33	3.99 acres
Map 24, Lot 34	2.84 acres

Development Incentives include:
(1) Tax Increment Financing in place;
(2) Pine Tree Development District;
(3) Proven history of successful business grants; and
(4) Excellent working relationship with State and federal agencies for business incentives.



Municipal Commitment:

The Town of Pittsfield has aggressively pursued economic development opportunities through its Pittsfield Economic Expansion Corporation and Economic Development Team. This pro-development policy has provided for the Town to grow its tax base, maintain a stable tax rate and offer its residents and those of the region extensive opportunities to work within the community. By working with the private sector, regional groups and the State, many financing options are available. Industrially zoned property located in close proximity to I-95 and Pan Am Railway is attractively priced for companies bringing jobs to the community.

A Quality of Life that is Outstanding!

Pittsfield has remained one of the most community-oriented Towns in Central Maine while providing expansive development opportunities. Our current population is approximately 4,500. Housing is very affordable in the community. 76% of the housing stock is owner-occupied.

The pride of Pittsfield residents and businesses for their community is well known. The Town is an outstanding place to grow a business and raise a family.

Community Attractions:

A rich and diverse history comprised of success:

- ✓ A commitment to education through a small school environment
- ✓ Home of Maine Central Institute (MCI), a well-known private secondary school that serves as the Town's high school
- ✓ Historic Pittsfield Public Library housed in an original Andrew Carnegie building
- ✓ Home of the nationally known Bossov Ballet Theater
- ✓ The only municipally owned theater in the State - Pittsfield Community Theatre
- ✓ Churches of many denominations
- ✓ Retail shopping including a food chain, discount stores and a variety of shops and service-orientated businesses
- ✓ Home of the region's Sebasticook Valley Hospital
- ✓ Steadily expanding health care services and providers
- ✓ Extensive park facilities including the 45 acre in-town Manson Park
- ✓ Numerous areas for enjoyment and views of the Sebasticook River
- ✓ Many recreational facilities including a public swimming pool
- ✓ An extensive Farmer's Market drawing businesses across the area
- ✓ The Pinnacle - Winter Skiing facility and year round recreational activities
- ✓ The J.W. Parks Golf Course - 9 holes
- ✓ Amazing opportunities for pedestrian travel along well-designed routes
- ✓ And so much more.....