
Town of Pittsfield, Maine Economic Development Opportunities



**ORIGINAL DOCUMENT
LATEST UPDATE**

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PITTSFIELD ECONOMIC EXPANSION CORPORATION: Timothy P. Nichols; Robert N. Stackhouse, Gary R. Jordan, Jr., Michael R. Gray, and Kathryn Ruth

TOWN MANAGER: Kathryn Ruth

Economic Marketing Plan

Available parcels and/or buildings for development:

Private Sector:

The Town hosts an impressive inventory through the private sector. A sample of the offerings is listed:

A. Available Land:

1. Available Downtown Location, South Main & Crosby: Three parcels for sale, in combination or separate. Lots are 20,908 square feet; 28,314 square feet; and 17,424 square feet housing a 1-story former business building of 10,620 square feet. Ideal location for a business incubator. Commercially zoned as Town Center District which permits retail stores, professional offices, banks, restaurants and consumer services. Contact Ronnie Friend (1-207-487-3959).

2. Available Downtown Location, Central Street: 33,105 square foot lot with 292' frontage along Central Street. Most of the lot is graveled. Great visibility in a high-traffic area across from the Post Office. Commercially zoned as Town Center District. Contact Allied Realty (1-207-474-9553) or houses@alliedrealty.net.

3. Industrial Zoned Property adjacent to the Industrial Park: Industrial zoned property contains 17.4 acres abutting the railroad (Map 11, Lot 61). Located across from Land Air Express and accessed from the dead-end section of Industrial Park Street. Front of the property appears to have ample acreage for the manufacturing and warehousing facility. Property contains 2 man made ponds. This parcel is located in close proximity to the Industrial Park. Contact Charlie Cianchette (487-4173) or ccianch@cianbro.com.

B. Available Buildings:

1. 105 Main Street: New listing for lease at a prime Main Street location. Also available for purchase. Offices remodeled in 2004. 2,000 square feet are available in one of the original buildings along Main Street in downtown Pittsfield. Ample parking out back in the Municipal Parking Lot. Parking also along Main Street. Contact Robert St. Louis (1-207-852-8714).

2. 115/119 Main Street: Get ready to own this popular fun family business "Big Bill's with all the equipment, inventory and business name. Two other rental units come with this business, one a storefront on Main Street and the other an upstairs 2 bedroom apartment. This building has many possibilities for the business entrepreneur. Rent the whole building or live upstairs and work below. Enjoy this great downtown spot with tons of traffic, both vehicular and pedestrian. Asking price is \$159,000. Contact Gary R. Jordan, Jr. at Better Homes and Gardens Real Estate/The Masiello Group (1-207-745-8814) or garyjordan@masiello.com or gjordanjr@buymaineland.com

3. 186 North Main Street Redemption Center: Own your own business and live on-site or generate rental income from two apartments. Business for sale including building and .2 acre lot along Sebec River. Base floor area is 1260 square feet and apartments are 1180 square feet. Forced warm air for heating. Remodeled in 1970. Asking price is \$35,000. Contact Eric Hammond (416-5309 – cell).

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4. North Lancey Street: Investors, this is a unique business opportunity. 17 units of office or retail space in this charming 1900 century restored school house. Telecommunications available. Located in the center of Pittsfield. Ideal for a newly created business looking for its first location; an expanding business seeking more room or a business downsizing for the future. This renovated building has space available from a simple office of 100 square feet to a suite of 3,800 square feet on one floor or create a number of combinations in between. Great parking, infrastructure, and telecommunications availability. Has great income potential for an investor. Commercially zoned as Town Center District. Contact Gary R. Jordan, Jr. at Better Homes and Gardens Real Estate/The Masiello Group (1-207-745-8814) or garyjordan@masiello.com or gjordanjr@buymaineland.com

5. Somerset Plaza. Somerset Avenue: Lease opportunities available in the Town's full-service commercial plaza. Great access to the Interstate; extensive parking; telecommunications availability; three-phase power at the mall. Currently houses many retail stores, a large contact center, professional offices, grocery store, and exercise gym. Contact Dana Cassidy, Owner (1-207-227-4160) or dccassidy@live.com

C. Available Buildings and Land:

1. Cedar Log Homes Manufacturing Facility: Property contains 36.75 acres (Map 11, Lot 55) with 2 new buildings. Log cabin built in 2006 is 999 square feet and could be used for an office or other opportunities. The property also contains a 2,864 square foot storage building built in 2008. As the buildings are new, they may be able to be sold and moved from the property. Property is zoned C-4 Rural District. Currently permitted with an approved Site Plan under on-site Natural Resource Based facility. Adjacent to I-95 for excellent visibility. Contact Randy or Lucy Comber at Moosehead Cedar Log Homes (1-207-695-3730 or 1-800-571-3296) or lucyc@mclh.net

2. Pittsfield Woolen Mill: One of the last woolen mills on the East Coast is now available. 37,719 square feet of manufacturing space on 1.54 acres in the downtown area. Original mill was built in 1900+/- . Ample worker and customer parking. Existing Tax Increment Financing District is transferable to the new industry which locates in the mill. Pine Tree Development Zone Benefits available. Currently used for commercial storage. Contact Randy Wright (1-207-474-9863) or Greg Wright (1-207- 938-4743).

3. Main Street Large Building with Overhead Doors: 9,500 square foot building with four 12-14' overhead doors offers potential for any number of commercial uses. 1.17 acre corner lot with 300' frontage allowing access by any vehicle. Includes a renovated 3 bedroom 2 bath ranch in the back. Lots of potential for business activity along a busy commercial route. Contact Jim Moorhead at Maine Country Properties (1-207-487-3165) or info@mainecountryproperties.com

4. Main Street across from Pittsfield Industrial Park: Unique multi-zoned property located along busy road. Property costs of 430 acres with frontage on Main Street. Buildings and 45 acres of cleared land are zoned Commercial and would be suitable for many business opportunities. Property includes a 22' X 27' Gambrel with 6 rooms and bath; 28' X 120' former horse barn with 28' X 59' finished, heated and being used as a general contractor's shop and the remaining 61' is cold storage and warehouse; 2-car garage and 2 storage buildings. The back acreage of 385 wooded acres is in Tree Growth and offers long frontage on the Sebasticook River and Farnham Brook. Contact Jim Moorhead at Maine Country Properties (1-207-487-3165) or info@mainecountryproperties.com

5. Four Season Resort with Café: A great Commercial and Recreational Opportunity. 5.6 acres located on the shores of Sibley Pond. Includes four cottages, café, private beach, boat launch and plenty of parking. 560' feet of water frontage and 986' of road frontage. Existing retail/service business. Boat mooring, boat slip, dock, waterfront deep, and water view. Well landscaped. Contact Jim Moorhead at Maine Country Properties (1-207-487-3165) or info@mainecountryproperties.com

Economic Marketing Plan

Town Inventory:

A. Available Land:

The Town is indeed fortunate to have the ability to offer the following selections to proactively promote Pittsfield's future economic growth and development:

1. Pittsfield Industrial Park Expansion: 6 new lots in the expansion off the existing Pittsfield Industrial Park. Project is currently underway funded by a federal economic development grant. The industrial park lots are situated easterly of Industrial Park Drive, southerly of Somerset Avenue and northerly of the railroad lines. The project includes the construction of a paved roadway; water and sewer mains, three-phase power, street lighting and curbing where necessary. The Town is seeking businesses that will promote technology clusters. Zoned Industrial with a multitude of permitted uses including precision manufacturing; manufacturing; financial services; information technology; environmental services. Lots are priced competitively as follows:

79-2	2.88 acres
79-3	3.24 acres
79-4	2.64 acres
79-5	3.99 acres
79-6	2.55 acres
79-7	2.09 acres

Premium location. Close proximity to the Interstate with easy access to all necessary infrastructure and markets. Locate your new or expanding business in our growing park. Great investment potential for the future. The Town is open to discussing a number of arrangements including receiving proposals to sell the entire Industrial Park to a developer. Contact Kathryn Ruth at the Pittsfield Town Office (487-3136) or townmanager@pittsfield.org

2. Pittsfield Industrial Park: Map 11, Lot 68 contains 7.8 acres. Lot has extensive frontage along Industrial Park Street. Industrial zoning permits many uses including high tech; precision manufacturing; and manufacturing. Make an offer. All reasonable offers will be viewed seriously. The Town is interested in businesses that will create jobs. Contact Timothy P. Nichols, President, Pittsfield Economic Expansion Corporation or Kathryn Ruth at the Pittsfield Town Office (487-3136) or townmanager@pittsfield.org.

3. Industrial Property: 87.0 acres with approximately 400' frontage on the Webb Road. Natural setting. Abuts the railroad. Development potential along the Webb Road. Ideal for environmental services. Price: Negotiable. Contact Kathryn Ruth at the Pittsfield Town Office (487-3136) or townmanager@pittsfield.org

Unique Opportunities for the Right Project:

1. MTC Holdings, LTD: Former San Antonio Shoe (SAS) Property: Property contains 4 parcels totaling 29.30 acres (Map 33, Lot 4, 5, 6 & 9). The former shoe shop is situated on Lot 5 which contains 7 acres. The shoe shop is 78,838 square feet contained in 1 story with 14' high ceilings. The property use was established as manufacturing. The facility is sprinkled. The former mill is situated on Lot 4 which contains 16 acres. The mill's building footprint is 28,330 square feet. The mill contains 3 stories with 14' high ceilings. In total, the former mill provides 84,990 square feet of storage or other possibilities. Accessory buildings and connectors round out the square footage to 172,500 +/- . Parcel 6 and 9 abut SAS Street, a public way and contain the remaining acreage. Contact Kathryn Ruth at the Pittsfield Town Office (487-3136) or townmanager@pittsfield.org for more information. Separate spec sheet is available upon request.

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2. United Technology Corporation: Former Manufacturing/Distribution Facility: Excellent maintained property with extensive infrastructure including distributed electrical and compressed air. The 144,000+/- manufacturing/distribution center contains a large climate-controlled manufacturing area with temperature and humidity control. Located on 6.5 +/- acres in the Downtown, the property features extensive parking as well as many enhancements. The center has ceiling heights from 15' to 22'; four (4) loading docks and one (1) drive-in door. The property was utilized until May 2015 as a precision manufacturing facility when closed by UTC as part of their consolidation efforts with its facilities across the world. Location is excellent as the center is on Route #100, a major transportation corridor and one (1) mile from Exit 150 on I-95. An extra bonus is that the Town and region have a quality well trained labor force in place for precision manufacturing which is adaptable to other industries. Contact Tony McDonald, CCIM/SIOR, Partner, CBRE / The Boulos Company at 1-207-772-1333 or tmcdonald@boulos.com for more information. Separate spec sheet is available upon request.