
Town of Pittsfield, Maine Economic Development Opportunities



**ORIGINAL DOCUMENT
LATEST UPDATE**

**September, 2004
July, 2017**

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

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. 186 North Main Street Former 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 Sebasticook 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).

3. 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. Office Building: Office suites in excellent condition located on our busy Main Street adjacent to the Town's Industrial Park. Property contains 1.10 acres (Map 22, Lot 007). The offices are located in a 3,150 square foot building at 453 Main Street. The offices were built in 1950 and have been extensively remodeled. A storage warehouse totaling 2,016 square feet is attached. A large parking lot is available on site for customers and employees. Contact Randy Clark at Sebasticook Valley Health (1-207-487-4000) or rclark@emhs.org

Economic Marketing Plan

2. 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

3. 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).

4. 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

5. 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

6. Four Season Resort with Café: A great Commercial and Recreational Opportunity. 3.77 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

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; distribution and environmental services.

Economic Marketing Plan

Lots are priced competitively as follows:

79-2	2.88 acres	<i>Sold 2016</i>
79-3	3.24 acres	<i>Sold 2016</i>
79-4	2.64 acres	\$12,000.00
79-5	3.99 acres	\$18,000.00
79-6	2.55 acres	\$11,500.00
79-7	2.09 acres	\$10,000.00

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. Industrial Property: 87.0 acres with approximately 400' frontage on the Webb Road. Natural setting. Abuts the railroad. Development potential along the Webb Road. The back of the property contains a preservation area. 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.