

Industrial Park Land for Sale - Town of Pittsfield, Maine

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Size of Lots:	4 acres. Several lots have frontage along the railroad.
Infrastructure:	The project includes construction of approximately 2975 linear feet of 10-inch water main and 8-inch sewer main; installation of three-phase power; and a paved 28' roadway with street lighting and curbing where necessary.

- [Maine Industrial Park: Pittsfield Industrial Park Expansion Aerial Photo 2015](#)
- [Maine Industrial Park: Pittsfield Industrial Park Expansion Brochure 2015](#)
- [Maine Industrial Property - Pittsfield Park Expansion Spec Sheet 2015](#)

In Economic Development Center:

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LOT 79-2 (MAP 27, LOT 79-2)

2.88 acres

LOT 79-3 (MAP 27, LOT 79-3)

3.24 acre lot

LOT 79-4 (MAP 24, LOT 34)

2.64 acres

LOT 79-5 (MAP 24, LOT 33)

3.99 acres

LOT 79-6 (MAP 27, LOT 79-6)

2.55 acres

LOT 79-7 (MAP 27, LOT 79-7)

2.09 acres

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Pittsfield Industrial Park Expansion – Phase II

Town of Pittsfield, Maine

2016

The Pittsfield Industrial Park Expansion – Phase II is a new 28 acre industrial park expansion located in the Town of Pittsfield adjacent to the Town’s successful Industrial Park that is nearing capacity. The Park Expansion is development ready with over 2800 linear feet of roadway, water, sewer and three-phase power. The access road to the 6 new Industrial Park lots is .5 miles from I-95 Exit 150 and 1.3 miles from the Pittsfield Municipal Airport.

The Park has excellent truck and rail access and is ideal for precision manufacturing, high tech, and value added wood industries. The lots can be configured to accommodate specific business needs. Through its Pittsfield Economic Expansion Corporation, the Town will sell the lots to interested businesses at excellent pricing. The Town has a long history of working with local companies and will assist interested parties with permitting through its Economic Development Office and Planning Board.

6 new lots are currently available for purchase:

Map & Lot #	Acreage	Road Frontage
Map 27, Lot 79-2	2.88 acres	384’ Business Court
Map 27, Lot 79-3	3.24 acres	623’ Parrillo Drive
Map 27, Lot 79-6	2.55 acres	200’ Parrillo Drive
Map 27, Lot 79-7	2.09 acres	455’ Parrillo Drive
Map 24, Lot 33	3.99 acres	200’ Parrillo Drive
Map 24, Lot 34	2.64 acres	218’ Parrillo Drive

All lots have Industrial Zoning which offers the following development opportunities: (1) precision manufacturing; (2) high-tech employers; (3) value added wood products; (4) manufacturing and transportation; (5) wholesaling; (6) call centers; and (7) numerous other uses similar to the above which will compliment the region.

Available Utilities:

Water:	Pittsfield Water Works
Sewer:	Town of Pittsfield
Electricity:	Central Maine Power Company
Broadband:	Marketplace provides options

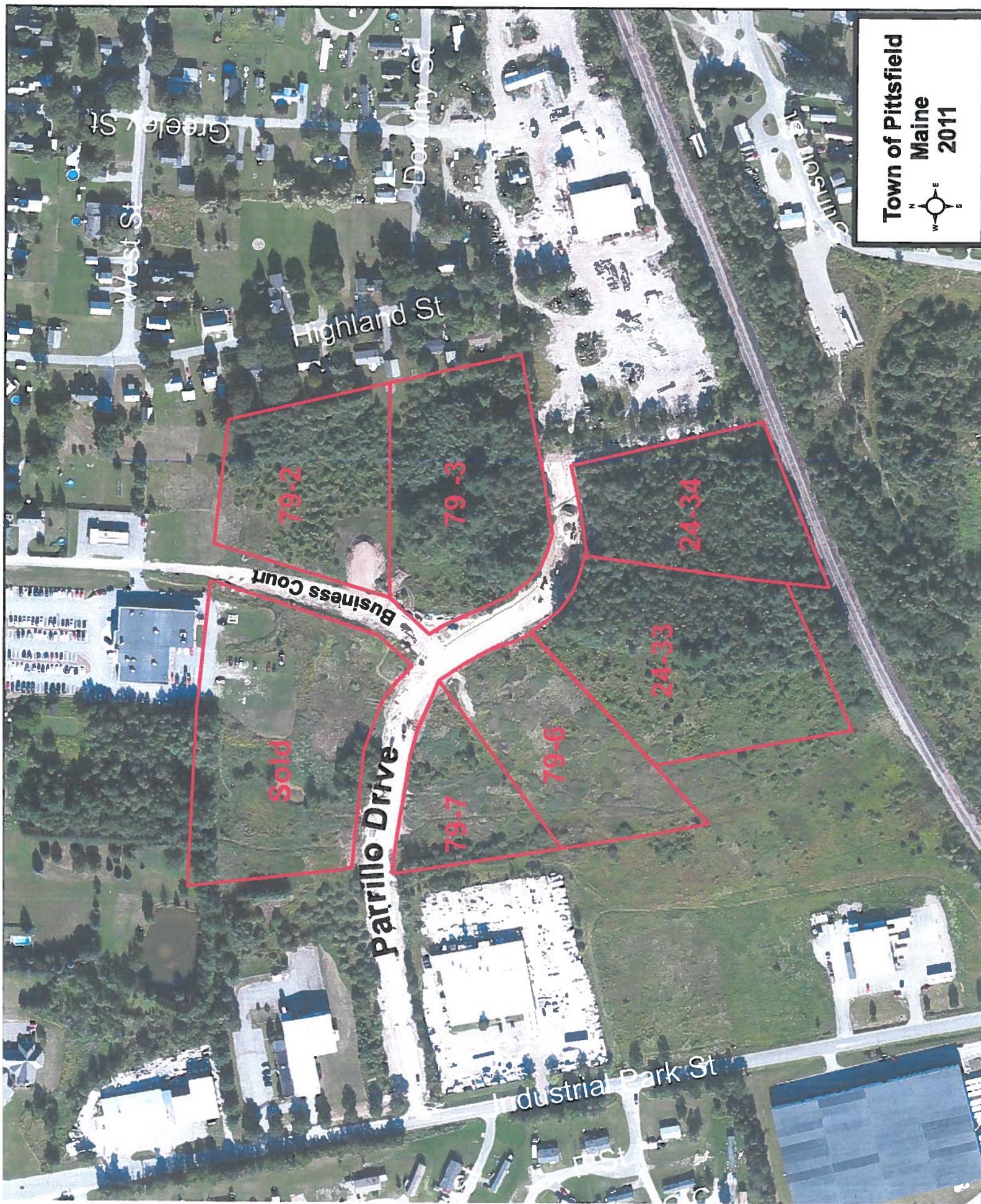
Available Workforce:

Total Available Labor	Nov, 2015
Somerset County:	1,290
Penobscot County:	3,250
Pittsfield Labor Market:	490

Transportation:	Highway: I-95 Exchange 150 or U.S. Route 100
Rail:	Pan Am Railway
Airport:	Pittsfield Municipal Airport

Unemployment Rate	Nov, 2015
Somerset County:	5.6%
Penobscot County:	4.2%
Pittsfield Labor Market:	6.7%

For more information, contact Kathryn Ruth, Town Manager, Town of Pittsfield, 112 Somerset Avenue Pittsfield, Maine 04967; Tel: (207) 487-3136; Fax: (207) 487-3138; E-mail: townmanager@pittsfield.org; Visit our Economic Development Center at Web Site: <http://www.pittsfield.org>



79-2

79-3

24-34

24-33

79-6

79-7

Sold

Greely St

West St

Highland St

Dow St

Business Court

Parfillo Drive

Industrial Park St

Town of Pittsfield, Maine

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LOT 79-2 (MAP 27, LOT 79-2)

LAND FOR SALE BY:

Town of Pittsfield
112 Somerset Avenue
Pittsfield, Maine 04967
(207) 487-3136
E-Mail Town Manager at:
townmanager@pittsfield.org

2.88 acres

Sale Price: Negotiable

This 2.88 acre lot which is in the Maine Pine Tree Zone is perched on one of the highest elevation in the park. The back of the lot borders residential homes. This lot will have direct access to Somerset Ave. Industrial zoning provides many opportunities for development. Ideal for a small to medium sized building housing high tech (financial services; information technology or environmental services). Located in a Tax Increment Financing District.

Town of Pittsfield, Maine

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LOT 79-4 (MAP 24, LOT 34)

LAND FOR SALE BY:

Town of Pittsfield
112 Somerset Avenue
Pittsfield, Maine 04967
(207) 487-3136
E-Mail Town Manager at:
townmanager@pittsfield.org

2.64 acres

Sale Price: Negotiable

One of the smallest lots which is located on the end of the expansion. This is a great lots with mature trees and fields. Ideal for a small to medium sized building housing high tech (financial services; information technology or environmental services). Located in a Tax Increment Financing District.

Town of Pittsfield, Maine

Pittsfield Tomorrow - A Vision For The Future

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LOT 79-6 (MAP 27, LOT 79-6)

LAND FOR SALE BY:

Town of Pittsfield
112 Somerset Avenue
Pittsfield, Maine 04967
(207) 487-3136
E-Mail Town Manager at:
townmanager@pittsfield.org

2.55 acres

Sale Price: Negotiable

Ideal for a small to medium sized building housing high tech (financial services; information technology or environmental services). Located in a Tax Increment Financing District.

Town of Pittsfield, Maine

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LOT 79-7 (MAP 27, LOT 79-7)

LAND FOR SALE BY:

Town of Pittsfield
 112 Somerset Avenue
 Pittsfield, Maine 04967
 (207) 487-3136
 E-Mail Town Manager at:
townmanager@pittsfield.org

2.09 acres

Sale Price: Negotiable

Ideal for a small to medium sized building housing high tech (financial services; information technology or environmental services). Located in a Tax Increment Financing District.

TABLE Q - COMMERCIAL DISTRICT USE AND DIMENSIONAL STANDARDS

DIMENSIONAL STANDARD	C-1 TOWN CENTER DISTRICT	C-2 HIGHWAY COMMERCIAL DISTRICT	C-3 INDUSTRIAL DISTRICT	*CDOC - CORRIDOR DEVELOPMENT OVERLAY DISTRICT	*MSOD - MEDICAL SERVICES OVERLAY DISTRICT
Lot Area Lot Frontage	No Minimum 20 feet	Minimum 40,000 sq. ft. Minimum 200 feet	Minimum 2 Acres 200 feet	Minimum 2 Acres 200 feet	Minimum 10,000 sq. ft. 100 feet
Min. Building Size Max. Building Height	No Minimum 35 feet	No Minimum 35 feet	No Minimum 35 feet	No Minimum 35 feet	700 sq. ft. 35 feet
Street Setback Rear Setback Side Setback Max. Lot Coverage	No Minimum No Minimum No Minimum No Maximum	30 feet 20 feet 20 feet 65%	50 feet 25 feet 25 feet 60%	30 feet 50 feet 50 feet 20%	30 feet 20 feet 20 feet 30%
Principal Uses	Retail stores, professional offices, banks, restaurants, government offices, consumer services, essential services (6), indoor recreational facilities, residential units on the second floor of commercial buildings, Charitable/Benevolent Associations, Day Care Centers, uses similar to the above and consistent with the Comprehensive Plan.	Travel and vehicle-oriented sales and services and retail uses that are too land-intensive for the Town Center district such as vehicle sales, shopping centers, gasoline service stations, motels, sales of machinery and equipment, wholesaling and warehousing, commercial greenhouses, essential services (6), Charitable/Benevolent Associations, Day Care Centers, Mixed use complexes, uses similar to the above and consistent with the Comprehensive Plan.	Manufacturing and transportation related activities, wholesaling, office space associated with a manufacturing concern or independently developed, high-tech employers, call centers, Home Occupations in existing non-conforming residential structures, essential services (6), Charitable/Benevolent Associations, Day Care Centers, Mixed use complexes, uses similar to the above and consistent with the Comprehensive Plan.	Land intensive commercial enterprises which do not require public water and sewer such as large equipment dealerships and lumberyards, junkyards, traffic intensive recreational activities such as amusement parks, race tracks and outdoor flea markets	Doctors and dentists offices, health related laboratories, rehabilitation centers, nursing or boarding homes, clinics, veterinary clinics and other medical facilities, Day Care Centers

(1) Measurement is taken from the edge of the road right of way. N/A Not applicable in this district.
 *Mobile Home Parks shall not be allowed in the District. Existing Mobile Home Parks shall not be expanded.
 (6) Electric power transmission lines and their related towers, wire runs and equipment are required to meet the property line setback standards of the district in which located. Where such transmission lines are located in an easement, the setback shall be measured from the edge of the easement.