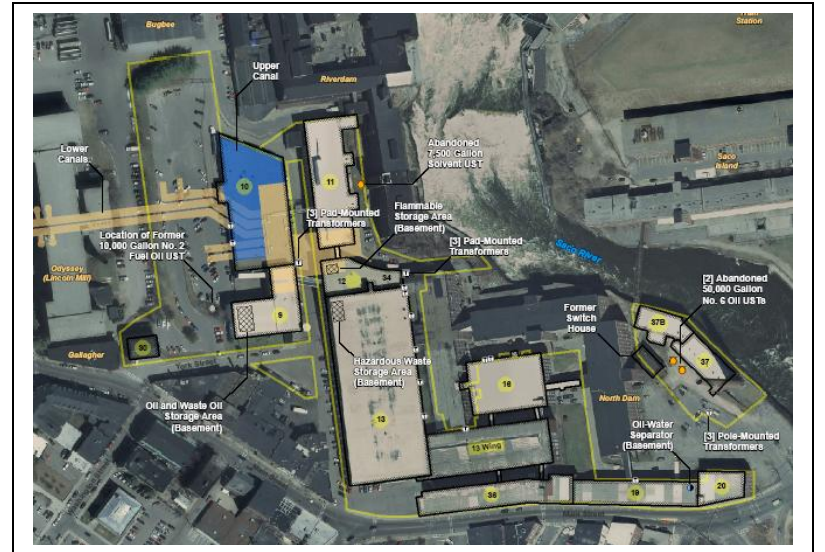


PEPPERELL MILL CAMPUS (FORMER WESTPOINT STEVENS MILL)

*2 Main Street, 100 Main Street, 1-15 York Street, and 12 York Street
Biddeford, Maine*

Site Overview:

The site was occupied by industrial manufacturing facilities from at least 1875 to 2009. Previous occupants include the Laconia Manufacturing Co., Pepperell Co.s' Cotton Mills, WestPoint Pepperell, and WestPoint Stevens/WestPoint Home, Inc. The site encompasses a total of 8.74 acres of land located within the City's High Density/Mixed Use zone. The site is developed with a total of 13 mill buildings ranging in size from 2,700 sf to 114,100 sf with a total of approximately 720,000 sf. The adjacent North Dam Mill includes another 380,000 sf and, together with the former WestPoint Stevens Mill, comprises the new "Pepperell Mill Complex" (over 1,100,000 total sf of space). The site also contains paved driveways and parking areas, and the complex abuts the Saco River. Surrounding properties are primarily commercial, and municipal sewer and water are available.



Redevelopment Options:

The former mill complex is in the process of being redeveloped by the current property owner as a mixed-use commercial and residential development. For more information regarding potential property redevelopment options, please contact Mr. Doug Sanford (contact information provided below) or visit www.pepperellmillcampus.com.

Environmental Status:

A Phase I Environmental Site Assessment (ESA) was completed for the Southern Maine Regional Planning Commission (SMRPC) Brownfields Assessment Program. The Phase I ESA identified several recognized environmental conditions associated with the historic industrial operations performed at the mill complex. A limited Phase II ESA has also been completed on a small portion of the facility under the Maine DEP's Brownfields Assessment Program. Additional limited Phase II ESA(s) will likely be necessary to fully characterize the potential environmental concerns identified during the Phase I ESA. In addition, an inventory of hazardous building materials will also likely be required prior to building renovation or demolition.



Financial Incentives:

The SMRPC and Maine DEP both administer EPA Brownfields Assessment and Cleanup Revolving Loan Fund (RLF) Grants, which are potentially available to assist with funding of additional site assessment and/or remediation activities. The Site is located within a National Historic District and is eligible for Rehabilitation Tax Credits (45%). Following the 2010 Census, the Site will also be eligible for New Markets Tax Credits (39%). A local TIF district has also been established by the City of Biddeford.



For More Information On This Property, Please Contact:

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