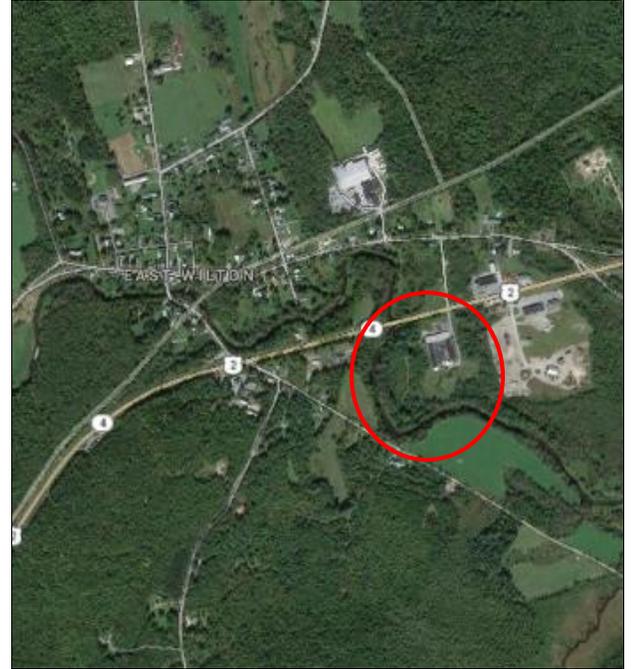


Former Wilton Tannery, Wilton, Maine



The former Wilton Tannery, located at 822 U.S. Route 2 in Wilton, Maine, was developed in 1956 as a tannery. In its history, it has been referred to as Wilton Tanning and Kroy Tanning. The 62,000 square foot site building was reportedly constructed in 1959, and has been vacant since 2003. The 15-acre site is bounded to the east by a small stream, and to the south and west by Wilson Stream. The site also contains paved driveway and parking areas as well as significant amounts of green space. The property is located on Route 2, a principal east-west route through the central portion of the state, extending from the New Hampshire border to the Town of Houlton. Area properties are served by public water and sewer. The site is currently owned by the Town of Wilton.

The Town of Wilton has identified possible reuse options that reflect the vision and desire of the community to maintain the vicinity's rural nature. We welcome your perspective and are open to other options, but possible redevelopment opportunities include:

- Mixed commercial or light industrial uses;
- Ecotourism/River Access; and/or
- Other Ideas/Suggestions?

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| Size | 62,000 square-foot building; 15-acre site |
| Asking Price or Appraised Value | (Price Negotiable) |
| Ownership Status | The site is currently owned by the Town of Wilton |
| Existing Zoning & Property Land Use | The site is located in a mixed use area along Route 2 in Wilton; and is bounded to the south by Wilson Stream. |
| Surrounding Land Uses | Properties along Route 2 are primarily commercial; properties to the south of the site (on the opposite side of Wilson Stream) are primarily agricultural/residential. |

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| <p>Site Characterization Status</p>  | <p>Phase I and Phase II site assessments were completed for the Site in 2010 and 2011, and an Analysis of Brownfields Cleanup Alternatives was completed for the Site in 2011. Various environmental concerns have been identified, including the historical use of the Site building as a tannery; the historic disposal of tannery wastes in the southern portion of the site; the historic presence of a wastewater treatment plant in the southern portion of the site; current and historical use of underground fuel oil storage tanks; the historical presence of a dry cleaning facility onsite; and the presence of asbestos-containing building materials. Historic remedial activities which have been completed onsite include: soil removal and closure of the former onsite wastewater treatment plant; UST removals; and asbestos abatement. Additional remedial activities which will abate the onsite tannery wastes are planned to begin onsite in Summer of 2014. Upon completion of the proposed cleanup, the site will receive Maine Department of Environmental Protection Voluntary Response Action Program (VRAP) environmental liability protections.</p> |
| <p>Estimated Remaining Cleanup Costs</p> | <p>The Town of Wilton was awarded a \$200,000 Brownfields Cleanup Grant from the U.S. Environmental Protection Agency, and a \$150,000 Brownfields Revolving Loan Fund Grant from the Maine Department of Economic and Community Development.</p> |
| <p>Closest Community/City</p> | <p>The site is located 3 miles northeast of the Town of Wilton; and 5 miles south of the Town of Farmington, Maine. The closest major city, Augusta, is located approximately 40 miles southeast of the site.</p> |
| <p>Potential Local, State, Tribal and Other Incentives</p> | <p>Several funding opportunities and financial incentives may be available to assist with site redevelopment, including: the Community Development Block Grant (CDBG) program; the U.S. Department of Agriculture rural development program; the U.S. Department of Housing and Urban Development program; historic tax credits; and tax increment financing. The Town has also met with potential developers and is in discussions with local businesses interested in becoming future tenants of the site.</p> |
| <p>For More Contact Info</p> | <p>Rhonda Irish, Town Manager, 207-645-4961, manager@wiltonmaine.org</p> |