500,000 SQ. FT. MODERN MILL COMPLEX
ON 11 ACRES WITH WASTEWATER
TREATMENT & DAM

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BUILDING HIGHLIGHTS
• Situated in New Hampshire’s “North Country” Amid the Largest Forestry Area in New England
• 11-1/2 Acres on Upper Ammonoosuc River
• 22’–28’ Ceiling Heights
• 5,000± Sq. Ft. Office
• (18) Loading Docks, (2) Train Docks, (2) Ground Level Docks
• Wood Chip Loading/Handling
• Rail Siding
• Well Maintained
• On-Site Waste Water Treatment System
• Active Rail Spur

POTENTIAL USES
• Biomass Co-Gen Facility
• Wood Pellet Manufacturing
• Furniture Manufacturing
• Warehouse/Distribution
• Call Center
• Incubator Space
• High Demand Steam Manufacturing and Processing

ECONOMIC INCENTIVES
• Extensive State and Municipal Economic Development Incentives
• Highly Trained, Motivated Local Work Force
• “Green Technology” Research and Manufacturing Potential
• For Sale or Lease
• Possible Owner Financing Available
• Dam and Water Rights on River

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