



CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

Celebrating a Decade of Excellence and Counting...

FOR SALE

CONTINENTAL MILL

Historic Mill in Downtown Lewiston

- Picturesque Views of Androscoggin River
- Ready for Development, Retail, Office & Residential
- Part of the Lewiston Riverfront Plan



2 Cedar Street • LEWISTON, MAINE

Building a Foundation of Trust,



One Client at a Time...



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322 FORE STREET, 3RD FLOOR • PORTLAND, MAINE

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Overview:

Cardente Real Estate is pleased to offer for sale the Continental Mill located at 2 Cedar Street in Lewiston, Maine. This landmark property is ready for redevelopment for office, retail, and residential apartments. The Continental Mill was an integral part of Lewiston's industrial revolution which began shortly after the expansion of the first railroad into the city in 1849. Soon developers from the Greater Boston area, including the notable Benjamin Bates (namesake for Bates College) and Thomas J. Hill came to Lewiston to acquire legal control of the Androscoggin River, and developmental rights along the eastern shores.

Location:

The Continental Mill is located in Lewiston adjacent to the Androscoggin River, walking trails, & the riverfront parks. Lewiston is centrally located between August and Portland. As a result, over the past decade Lewiston has been capturing new markets for technology, medical, research/ development, retail, entertainment, and hosting conferences. Many new hotels, restaurants and expansions with hospitals.

History:

Designed by A.D. Lockwood, David Whitman, and C.F. Douglas, the Continental Mill was constructed between 1855 and 1858 in the French Second Empire style. Hydroelectric power was provided by harnessing water flow from the Lower Canal which paralleled the mill to the east. Just after the Civil War a row of four-story brick structures was constructed east of the mill to house the growing number of mill employees and families. Only two of the transitional Greek Revival - Italianate style structures, known as the "Continental Mill Blocks" remain. The mill and surrounding building were built at the high point of the Victorian industrial architecture. At its prominence the mill employed more than 1,200 workers, 900 of them female, who operated more than 70,000 cotton spindles on more than 7 acres of floor space. In 1960 the owners of the mill shuttered the cotton manufacturing facility.

River Walk Plans:

The industries of Riverfront Island, a 70-acre district delineated by the Androscoggin River and a stem of canal, once drove the economies of Lewiston and Auburn. Today, following the decline of the industries, the twin cities are reinventing their waterfront as an anchor for their region. Goody Clancy led a planning process that engaged citizens from both communities in an exploration of possible futures that would infuse the downtown with new life and energy. Developed through a series of public workshops and meetings, the plan embraces community aspirations, but is firmly anchored in market and economic realities.

Please see the attached brochure for more information regarding the Riverfront Island.



CONTINENTAL MILL

- Building Size:** 560,000+/- Square Feet
- Location:** 2 Cedar Street, Lewiston, Maine
Located along the Androscoggin River with sweeping picturesque views. Close proximity to Downtown Lewiston, with many shops, offices, local businesses and eateries.
- Owner:** Roy Continental Mill, LLC
- Constuction:** Brick and Granite
- Heat:** Natural Gas
- Acres:** 7.02+/- Acres
- Year Built:** 1860
- Parking:** 40,000+/- Square Feet
- Price Per SQ FT:** \$6.84
- River Frontage:** Yes
- Cross Streets:** Cedar Street and Oxford Street
- SSI:** Yes, Sprinkler System
- Elevators:** Four (4) Freight Elevators
- Book/Page:** 4432/265
- Sale Price:** \$2,500,000

“I think Lewiston/Auburn is ripe for a renaissance. It has diversity, the old mills... there’s the fantastic river and with a major employer like Central Maine Medical there’s the opportunity to surround it with restaurants, attractions, and people... It’s an exciting time to be here”

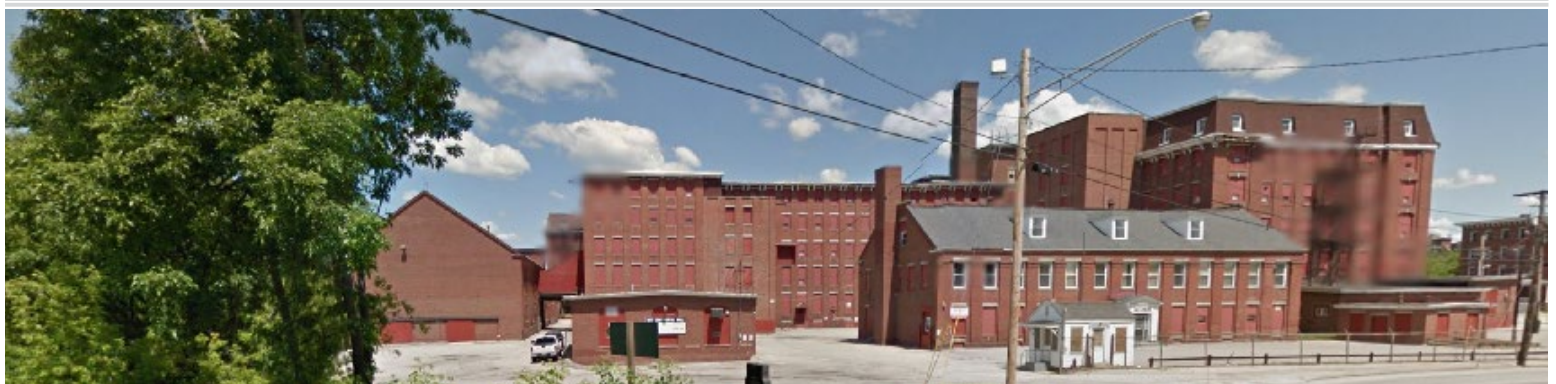
- Patrick Dempsey
Lewiston Native - Founder of the Dempsey
Challenge and Star of Grey’s Anatomy



LOCATION

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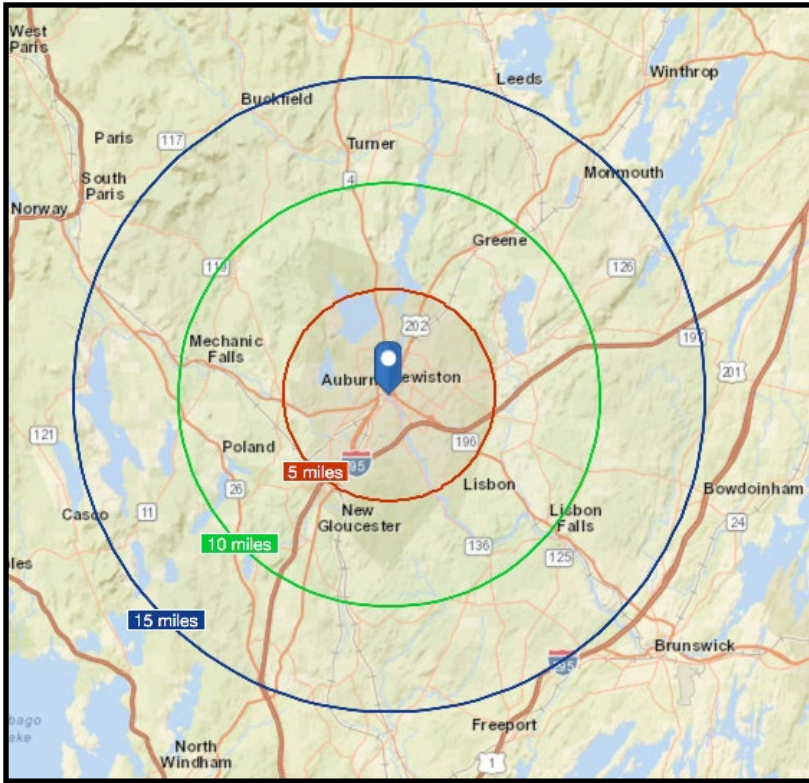
The Continental Mill is located along the Lewiston Riverfront. This historic mill has sweeping views of the Androscoggin River. With in close proximity to the downtown section of Lewiston, where there are many shops, restaurants, and office complexes, along with a strong residential section. As a strong landmark in the Lewiston area since the height of the Civil War era down to modern day, the Continental Mill will draw in many from the surrounding area.



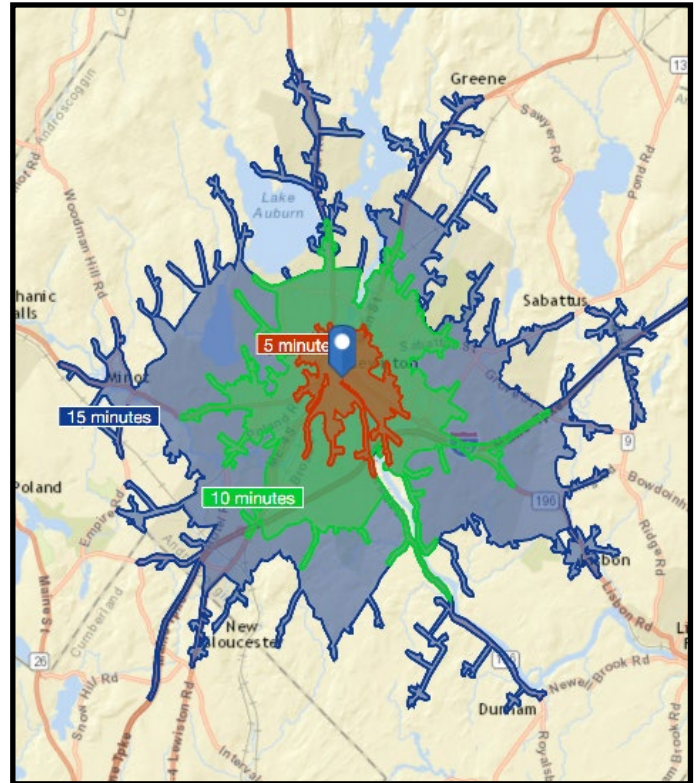




Miles from Location



Drive Time



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PHOTOGRAPHS



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