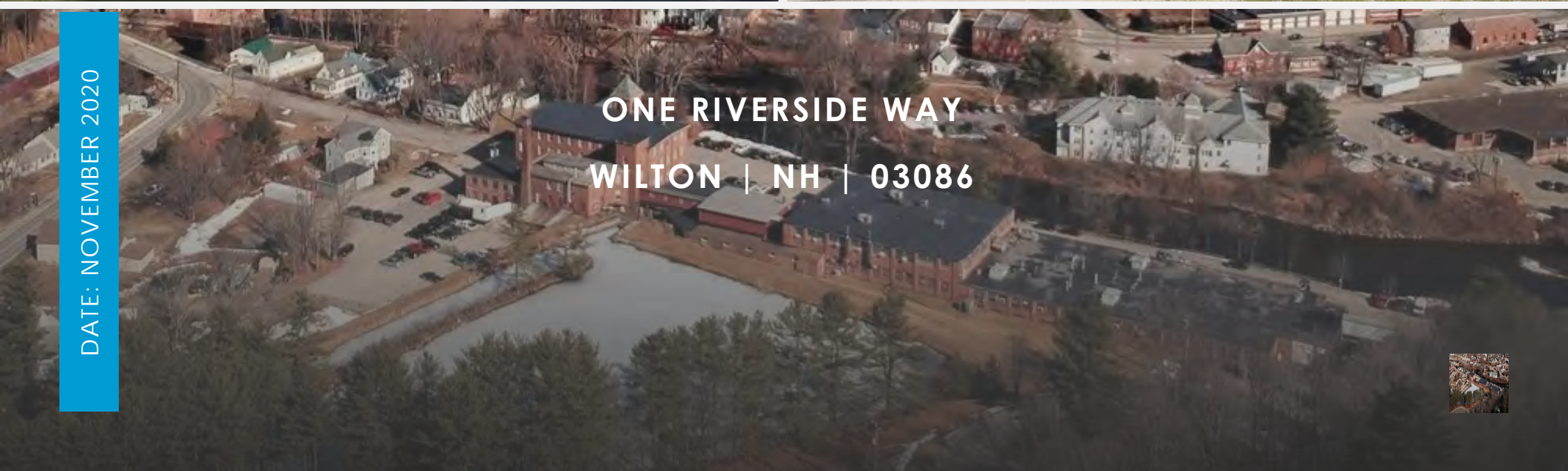


OFFERING MEMORANDUM



DATE: NOVEMBER 2020

ONE RIVERSIDE WAY
WILTON | NH | 03086



For More Information Please Contact:

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Chief Operating Officer

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CADRE #01217990

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ONE RIVERSIDE WAY | WILTON | NH

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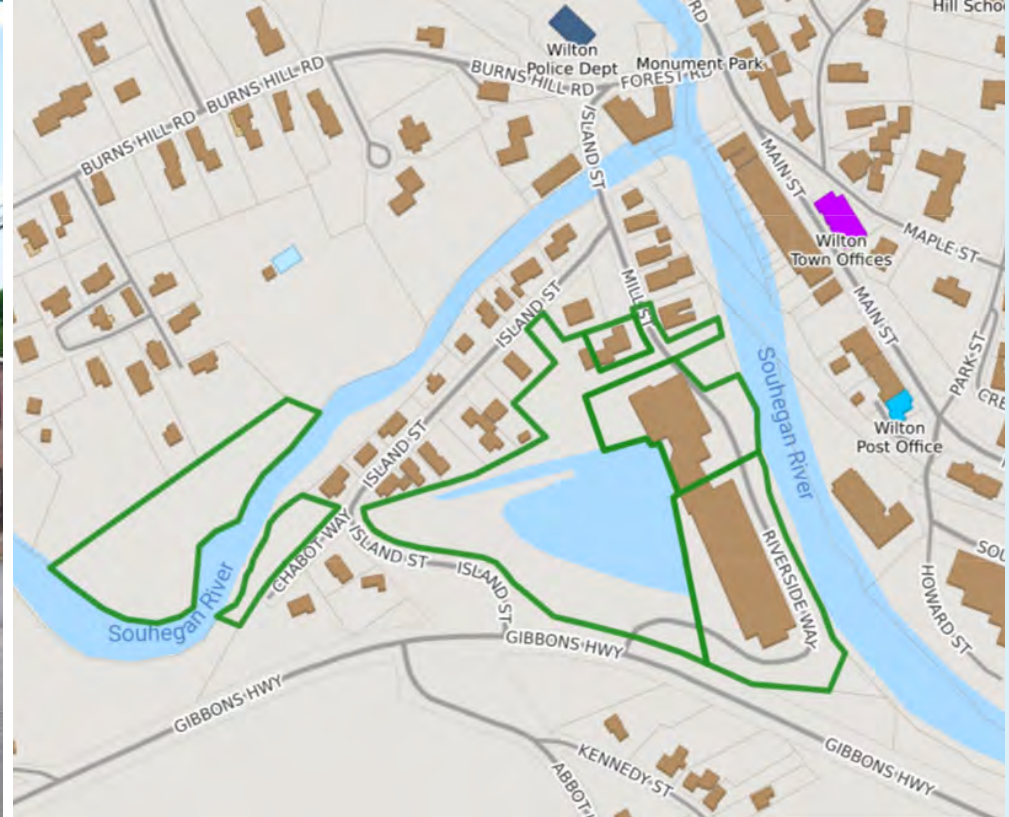
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HISTORY OF THE
PROPERTY



PROPERTY DESCRIPTION

The subject property creates a unique redevelopment opportunity within the city of Wilton, NH. The property consists of a former 4-story mill/manufacturing building constructed in 1885, and a 1 and 2 story wing manufacturing building, combined totaling approximately 93,000 square feet. This unique triangle shaped lot is bordered on two sides by the beautiful Souhegan River and the Gibbons Highway (101). The property spans approximately 14-acres with six (6) separate parcels. Included on this property is a private lake which provides a tranquil campus setting and a 2-story office/house totaling +/-2,970 square feet. The property is located just across the river from Wilton's CBD and retail amenities. The property has been identified as a historical landmark and may qualify for the national register with the potential for additional funding sources and tax benefits. This property is well positioned for conversion to multi-family residential, condos or a mixed use project through a rezoning or zoning variance.

THE OFFERING

Offering Price	Subject to Offer
Offering Price PSF	Subject to Offer
Total Rentable Area	93,000 SF
Total Land Area	14.03 Acres



PROPERTY HIGHLIGHTS

- +/- 96,000 square feet of improvements on +/-14.03-acres
- Former 4 story Mill and 1-2 story Wing building totaling +/- 93,000 square feet
- Private Lake
- Triangular Lot bordered by Souhegan River on two sides
- Central Wilton Location
- Ample Parking
- Mill is Elevator Served and Air Conditioned
- Heavy Power
- 2-Story +/-2,970 square foot Office/House

One Riverside Way

Product Type	Industrial
--------------	------------

Rentable Square Feet	+/- 93,000 SF
----------------------	---------------

Parking	Ample
---------	-------

Occupancy	0.0%
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Year Built	1885 & 1952
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Zoning	Industrial
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PROPERTY AERIAL



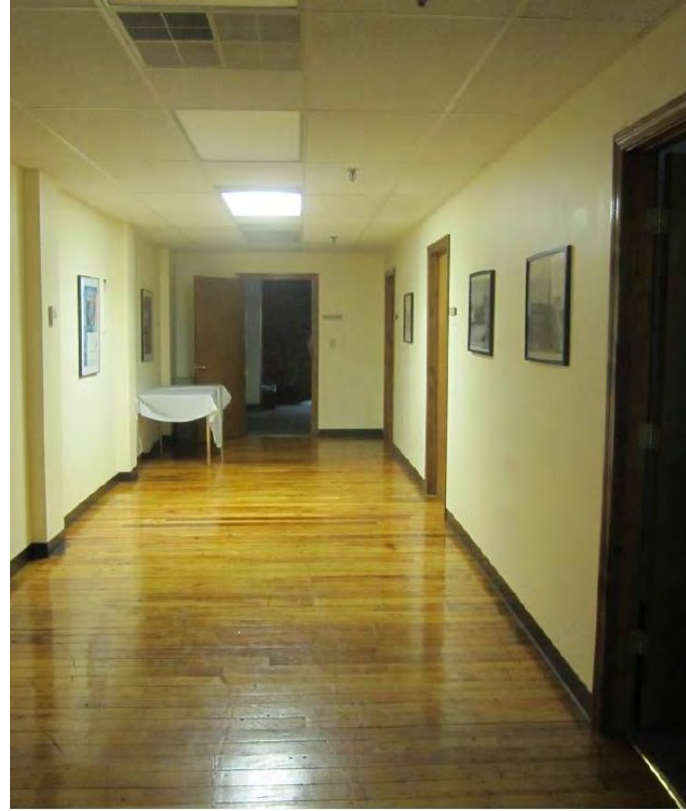
WILTON | NH | 03086

6

ONE RIVERSIDE WAY | WILTON | NH

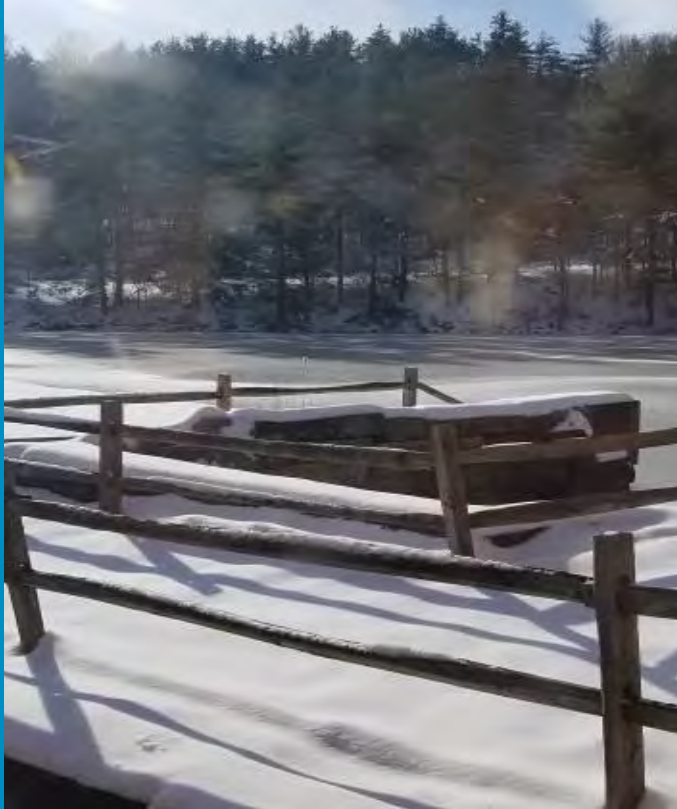


ONE RIVERSIDE WAY | WILTON | NH



PROPERTY PHOTOS

ONE RIVERSIDE WAY | WILTON | NH





93,000 SF
SQUARE FEET



23,484
OFFICE SF



9 - 16 ft
CLEAR HEIGHT



6
LOADING POSITIONS



ONE RIVERSIDE WAY
WILTON | NH | 03086

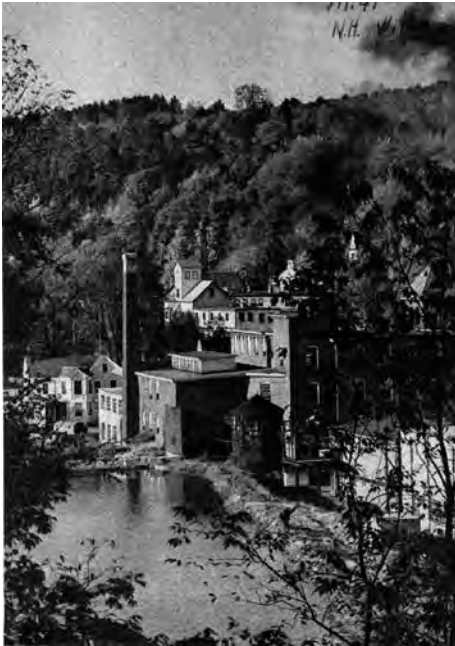


LOCATION DESCRIPTION

Wilton is a traditional, historic small town in the Monadnock region that offers rural living and natural beauty, yet is minutes from the state highway with fast access to NH's major cities and an hour and half from Boston and the seashore.

With two-thirds of its land under conservation or in current use and with among the cleanest water in the state, it has been saved from suburban sprawl. Sitting at the confluence of the Souhegan River and Stony Brook, Wilton also offers a downtown Riverwalk, hiking trails, a swimming pond, snowmobile trails and many other recreational opportunities. Wilton has a small and friendly public school system covering grades K-12, a private Waldorf Pre-school-12th grade (High Mowing) and several other private schools.

Wilton is home to entrepreneurs, retirees, young families, students, artists, farmers, and many others. With friendly people, a vibrant arts community and modern infrastructure, it offers an affordable and ideal living, working and recreational environment.



HISTORY OF LABEL ART BUILDING | Written by: Nancy Clark

The site along the south bank of the Souhegan River in Wilton, NH has been the location of successive mills since 1814. Two early companies, dealing in cotton and woolen goods, and then carpet yarn, came and went, wiped out by successive fires.

In 1882, members of the mill-owning Colony family of Keene, NH bought the Wilton site. There they erected a brick building measuring 117' long, 54' wide, 3 stories high with basement, a boiler and engine room on the west side, and a dyeing room on the south. The mill was called Colony Bros.

The foundation of the mill was built of Wilton granite, wrested from the nearby Hesselton Quarry and hauled down to Wilton Village on wagons drawn by oxen, mules, and horses.

The size of the mill was seven set. Early in 1883, the manufacture of woolen flannel, medium grade, color blue and scarlet commenced. The mill employed 70 hands and was powered by steam and water, and then warmed by steam.

In 1894, the Colony Bros. Mill passed into the hands of C.J. Amidon and his son Philip of Hinsdale, NH, who formed the Wilton Woolen Company, running an eight-set mill and producing a large variety of varying grades of woolens, including the finest cashmere. Their output depended upon the demands of the market, and the company endured good times and bad.

A newspaper article from 1910 announced "The Wilton Woolen mills which have been silent for the past eighteen months will resume operations about June 14th.....This mill has been the backbone of this town for many years and during the hard times of a few years ago, the mill was running overtime. The news of the starting of this mill is being hailed with great joy by every citizen of this town as it means that many of the old citizens will return to town and that business will take another spurt."

In 1932, the Abbotts, owners of two local mills, bought the Wilton Woolen Company mill and began operations of the Abbott Worsted Mill that ran until 1970. Using yarn spun at their nearby facility from the highest quality yarn that came from Australia and the western United States, Abbott Worsted produced a very fine finished cloth. Much of their product went to New York City where it was made into fine men's suits. Brooks Brothers numbered among their clients.

Examples of the Abbotts' yarn and cloth are on display at the Wilton Historical Society, as well as other items and documents from the Abbotts' time in Wilton.

In 1971, Leonard Peterson bought the mill building to house his growing company, Label Art. The company has for many years been a nationwide distributor of pressure sensitive labels. Label Art later became known as W.S. Packaging. A highly regarded Wilton resident, Len died in 2016.

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