



## Central Maine's Most Connected Business Park

FirstPark is the premier business park in Maine, established in Oakland by the Kennebec Regional Development Authority (KRDA), one of the state's most unique economic development organizations, supported by more than 20 member communities.

### FIRSTPARK UTILITY PROVIDERS

- Electricity: Central Maine Power
- Natural Gas: Summit
- Water: Maine Water
- Sewer: Town of Oakland
- Internet/Telecommunications: Consolidated, Spectrum, Fidium Fiber

### FOREIGN TRADE ZONE

The U.S. Foreign-Trade Zone (FTZ) program is an economic development tool to decrease overall costs, increase supply-chain pace, and provide the FTZ user with a more competitive cost structure. In 2019 (most recent data), there were 193 active FTZs in the U.S., with 348 active production operations. FirstPark is within FTZ 186.

### ABOUT OUR PROPERTY VALUATION

Mil rate=.01462

Assessment is 87% of Real Estate Market Value.

Fiscal Year is July 1st to June 30th.

### NOTABLE PEOPLE BORN IN OUR REGION

TV and film producer David E. Kelley; comedian Vaughn Meader; GE Corporation Co-Founder and First President Charles A. Coffin; politician, diplomat, attorney George Mitchell; peace activist Samantha Smith.





## **PUBLIC PROTECTION**

The town of Oakland Police Department responds to calls for service 24/7 with a professional team of 10 full-time officers, 14 reserve (part-time or auxiliary) officers, an animal control officer and a full-time secretary/dispatcher. Included in this roster are two full-time School Resource Officers (SROs) who are assigned to Messalonskee High School and Messalonskee Middle School.

The Oakland Fire Rescue Department protects the town of Oakland, Maine out of two fire stations: Station 9 and Company 2. Oakland Fire Rescue is a combination department with a roster of 30 members. Station 9 is staffed 24 hours a day with one career Firefighter/EMT, along with one per-diem Firefighter/EMT from 7 a.m. to 3 p.m., 365 days a year. The career and per-diem staff are crossed trained as firefighters and emergency medical service (EMT) providers. The Oakland Fire Rescue Department is located three miles from FirstPark. The ISO Fire insurance rating effective September 1, 2024 is 3/3x.



## **SNOW REMOVAL ON FIRSTPARK STREETS**

Oakland's Public Works Department consists of a Public Works director, a foreman, a mechanic and five truck drivers/equipment operators. The department has the responsibility (summer and winter) for maintaining 31 miles of town road and approximately 18.5 miles of state roads (winter only).

In the winter, the crew utilizes six plow and sanding trucks and two smaller 1-ton trucks for cleaning hard-to-get areas. In addition, the town has a sidewalk plow for Main Street and other village areas.



## **RAIL, PORT AND AIR INFRASTRUCTURE**

FirstPark is located within a convenient distance from class 1 rail, deep water port and freight air carrier infrastructure. While FirstPark is not directly served by rail, the park is located slightly over 5 miles from CSX Railways Waterville Yard. Two deep-water ports are located within 1 hour from FirstPark in Searsport and Portland, both of which tie into the I-95 intermodal container transportation network. FirstPark maintains extremely close proximity to LaFleur airport in Waterville; the airport has two main runways (1,676 and 701 meters respectively) and is served daily by FedEx Feeder. Finally, FirstPark directly borders I-95, the heart of road transportation in Maine. This national highway runs north from Houlton in Aroostook County and south to the border of New Hampshire, and is a hub for industry, education and consumer services within the state.



## **MUNICIPAL BOND RATING**

The Town of Oakland, Maine's annual financial statements for 2020 indicate that the town's general obligation municipal bonds are assumed to be in the exempt general obligation municipal bond index. The index rate is for 20-year bonds with an average rating of AA/Aa or higher. In general, a municipal bond rating of BBB- or higher is considered investment grade, while a rating lower than BBB- is non-investment grade.

## RECREATION

FirstPark is extremely well-positioned to take advantage of Maine’s “vacationland” status, with close proximity to water and land-based activities. Only 1.5 hours from the major ski mountains of Sugarloaf, Sunday River, Saddleback and Pleasant Mountain, a plethora of winter sport options are available to residents such as skiing, cross-country skiing, snowboarding, snow shoeing, snowmobiling and more. During summer months, residents often travel the short, 1-hour drive to the gorgeous MidCoast Maine coast, taking advantage of the quintessential New England towns, fishing, boating and swimming that the area is known for. If the ocean isn’t your thing, there are a plethora of beautiful hiking options across the state, with Oakland being 2 and 2.5 hours to Acadia and Katahdin Woods and Waters National Monument, respectively. The 7th-most-visited national park and the highest mountain in Maine (also the end of the Appalachian Trail) offer priceless hiking and mountain biking opportunities at an extremely low rate. Finally, if outdoor activities don’t suit your taste, Kennebec County is saturated with recreational sports, with almost any sport imaginable being offered in Waterville, Augusta, Lewiston or Portland.

## CHILDCARE

There are a plethora of childcare and daycare options within 30 minutes of FirstPark due to the growth of young families and children in Kennebec county. There are eight different childcare and daycare facilities within the 30-minute driving radius, with an additional six north of Augusta and over 20 in the north Portland area.

## EDUCATION

As a top 20 public school district in Maine, Oakland has exceptional public K-12 education with options for a plethora of montessori, religious and private schools within 30 minutes of FirstPark. The park also maintains close proximity (within 1 hour) to three of the most prestigious colleges in New England: Bates, Bowdoin and Colby. Additionally, the park is within 20 minutes of the University of Maine at Augusta’s main campus. Thomas College, a private college, is located in neighboring Waterville and Kennebec Valley Community College is located in nearby Fairfield, offering a range of education opportunities in the area.

## AREA STATISTICS

All area statistics are for the Augusta-Waterville Micropolitan Statistical Area, which is chosen due to the high level of interaction between municipalities and residents within this area including childcare, healthcare, work, transportation and education. The area has a median household income of \$67,500 (around \$800 below the Maine median) with a total population of 127,250 and an average median age of 44.1 according to 2023 American Community Survey data. The area has 55,607 households, with 9.9% comprising at least one veteran and 30.2% of the total population holding a bachelor’s degree. Finally, there are 64,480 people in the workforce.

