

44 Sheridan Drive
Fairfield, ME

4,700± SF

Property for Sale

CBRE

YELLOW



Building Specifications

| Spec Type | Spec Details |
|-----------------|-----------------------------|
| Owner | Yellow Transportation, Inc. |
| Deed | Book 1509, Page 69 |
| Assessor | Map 1, Block 9, Lot 10 |
| Total SF | 4,700± SF |
| Acreage | 5.12± AC |
| Year Built | 1988 |
| Doors | Twelve (12) |
| Construction | Steel frame |
| Roof | Metal |
| Siding | Metal |
| Utilities | Municipal water & sewer |
| Restrooms | Two (2) |
| Private Offices | Two (2) |
| Parking | Ample on-site |
| Zoning | Industrial |



Site Plan

MISCELLANEOUS NOTES

1. THE SURVEYED PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO AND FROM BARNESIAN DRIVE PUBLIC RIGHT OF WAY.
2. THERE ARE 0 STROVED REGULAR PARKING SPACES AND 0 HANDICAP SPACES FOR A TOTAL OF 0 PARKING SPACES ON THE SUBJECT PROPERTY.
3. CITY PARCEL NUMBER: 21-013-201
4. ON DATE OF FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, NO BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
5. STREET NUMBER DISPLAYED ON BUILDING FACADE IS: #4
6. AREA: 253.86 SQ.FT. OR 636 ACROSS
7. THERE IS NO OBSERVABLE EVIDENCE OF CENTERLINE OR RURAL GROUNDS ON THE PROPERTY.
8. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES.
9. PROPERTY OWNER: YELLOW TRANSPORTATION, INC.
10. NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. PLAN REFERENCES:
 - (D) REVISION PLAN OF FAIRFIELD SUBDIVISION, FAIRFIELD, MAINE, DATED NOVEMBER 8, 1989 AND RECORDED IN PLAN FILE #8-16, PAGE 141.
12. OBSERVED ABOVE GROUND UTILITIES SHOWN ONLY. SURVEYOR HAS DONE NO RESEARCH OF UNDERGROUND UTILITIES. CONTACT DIGSAFE (888-364-7228) PRIOR TO COMMENCING EXCAVATION.
13. THERE ARE NO KNOWN PARTY WALLS.
14. SURVEYED PROPERTY IS CONTIGUOUS WITH ITS ADJACENTS.
15. THERE ARE NO KNOWN OR PLEISTOCENE ENCUMBRANCES.
16. LOCAL UTILITY COMPANIES:
 - CENTRAL MAINE POWER
 - 251 CANTON RD. PORTLAND, ME 04103
 - UNITED GAS
 - ACQUINCEL WATER DISTRICT
 - 9 CORK STREET
 - PORTLAND, ME 04102
 - TEL: (207) 753-2255
 - TOWN OF FAIRFIELD DEWER
 - P.O. BOX 148
 - 24 LAWRENCE AVENUE
 - FAIRFIELD, ME 04931
 - PHONE: (207) 453-5751

ITEMS CORRESPONDING TO SCHEDULE B-II

11. RESTRICTIONS, COMMENTS AND CONDITIONS SET FORTH IN THE INSTRUMENT DATED MARCH 24, 1989 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 1006, PAGE 90. PROVISIONS BY AND FOR SPACE AND BY WHICH SURVEY RELATED. NO OTHER INDEMNITIES.
 11. RIGHTS AND EASEMENTS GRANTED TO NEW ENGLAND TELEPHONE AND TELEGRAM AND CENTRAL MAINE POWER COMPANY BY INSTRUMENT DATED JULY 27, 1989 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 1006, PAGE 103. (SEE PROPERTY - ADDRESS TO P.O. BOX 1 IN BARNESIAN DR. - NOT PLOT 103)
 12. RIGHTS AND EASEMENTS GRANTED TO NEW ENGLAND TELEPHONE AND TELEGRAM AND CENTRAL MAINE POWER COMPANY BY INSTRUMENT DATED JUNE 10, 1989 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 1005, PAGE 396. (SEE PROPERTY - ADDRESS TO P.O. BOX 1 IN BARNESIAN DR. - NOT PLOT 105)
 13. GENERAL NOTES AND OTHER MATTERS SHOWN ON THE PLAN ENTITLED TOPOGRAPHIC PLAN OF FAIRFELD SUBDIVISION DATED AUGUST 1, 1989 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 1006, PAGE 140 AS AMENDED BY PLAN ENTITLED "REVISED PLAN OF FAIRFELD SUBDIVISION, FAIRFIELD, MAINE" DATED FEBRUARY 1, 1989 AND RECORDED IN PLAN FILE #8-16, PAGE 141. (ALL PERTINENT MATTERS ARE SHOWN HEREON)
- REFERENCE IS MADE TO CHICAGO TITLE INSURANCE COMPANY COMMENT NO. CCH2020988M - B176 BY DATED: DECEMBER 7, 2022 AND SEE A.M.

VICINITY MAP - NOT TO SCALE



ZONING INFORMATION

RETRACTOR
 FROM 30' MINIMUM
 SIDE & REAR YARDS PER THE ZONING DISTRICT OF B. PROPERTY IS IN CONFORMANCE WITH B.

MINIMUM BUILDING HEIGHT
 8' PROPOSED IS IN CONFORMANCE WITH B.

LOT AREA
 MINIMUM LOT AREA: NONE
 MINIMUM LOT WIDTH: NO REQUIREMENT NOTED
 MINIMUM STREET FRONTAGE: 30' (EQUATED TO 100' FRONTAGE)
 MINIMUM LOT DEPTH: NO REQUIREMENT NOTED
 B. PROPERTY IS IN CONFORMANCE WITH B.

COVERED
 MAXIMUM LOT COVERAGE: 80%
 B. PROPERTY IS IN CONFORMANCE WITH B.

FLOOR AREA RATIO
 MAXIMUM FLOOR AREA: NONE
 NO REQUIREMENT NOTED
 B. PROPERTY IS IN CONFORMANCE WITH B.

PARKING
 PARKING FORMULA: NONE/INDICATED - 0 SPACES
 PER 100 SQ. FT. OF 300 SQUARE FEET OF OFFICE SPACE.
 B. PROPERTY IS IN CONFORMANCE WITH B. DEPENDING ON STROVED SPACES, HOWEVER, THERE IS A CURE PARKING AREA WITHIN THE DRIVEWAY LANE.

PER OUT ZONING REPORT #220106020462 SITE 141, DATED 03/20/2022

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND
- IRON MARKER FOUND
- SURVEY PIN TO BE SET
- BOUNDARY LINE OF SURVEYED PARCEL
- - - - - WEST MATCH LINE
- - - - - OTHER RESIDENT LINE (APPROX.)
- ZONING DISTRICTS
- - - COMPUTATIONAL TRAIL LINE
- SURVEY PIN FOUND
- (DIM) DIMENSION
- UTILITY POLE WITH NUMBER
- UTILITY LINE
- △ MARK OR LEGS
- RE 100% P.C. 107
- ARBITRARY TRANSFER POINT WITH NUMBER
- 10, 100 ARBITRARY COMPUTATIONAL POINT NUMBER
- R/W RIGHT OF WAY
- H/V NON-VOR FORMERLY HELD BY
- A/G ABOVE GROUND
- U/G UNDER GROUND
- PE 100% P.C. 107
- LIGHT POLE
- HYDRANT
- CATCH BASIN
- SEN
- MONITOR WELL
- GUY WIRE TIE DOWN
- BOARD MANHOLE
- ELECTRICAL MANHOLE
- DRAINAGE MANHOLE
- WATER VALVE
- STONE SP R/W
- HIGH WATER LINE (APPROX.)

SIGNIFICANT OBSERVATIONS

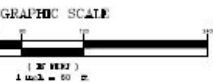
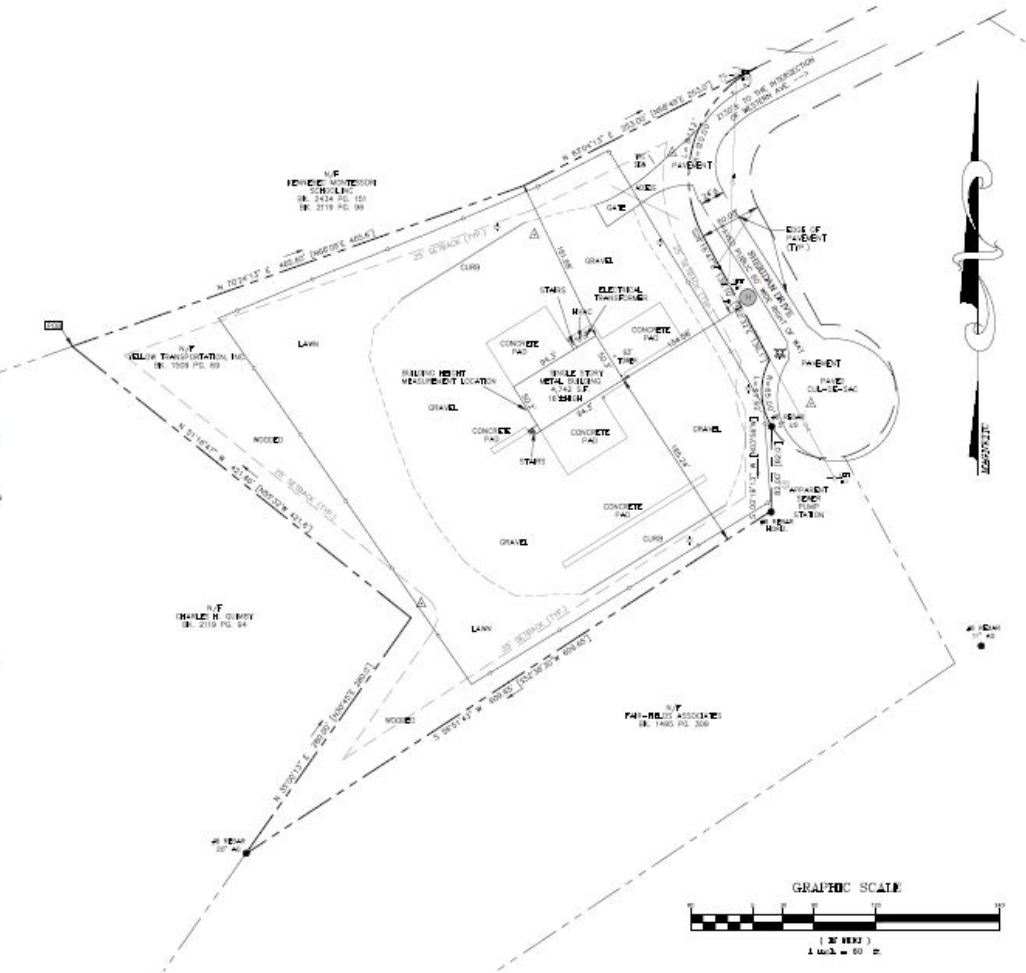
NONE

FLOOD NOTE

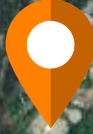
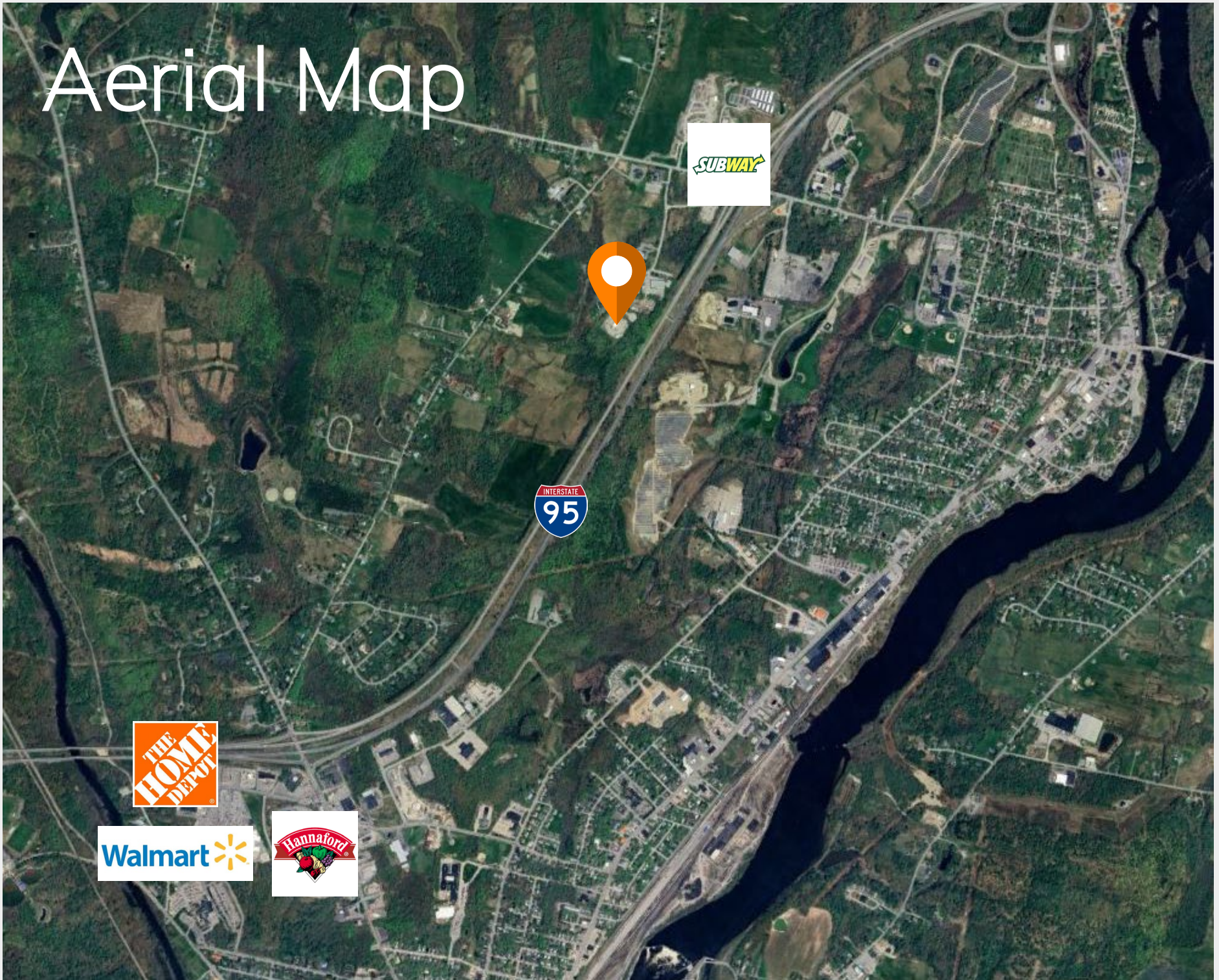
THE PARCEL IS LOCATED WITHIN ZONE 0, AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP. TOWN OF FAIRFIELD, COUNTY OF SOMERSET, COMMUNITY PANEL NO. 2301250020. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE: 2/17/1984. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

PROJECT REVISION RECORD

| DATE | DESCRIPTION | DATE | DESCRIPTION |
|----------------|-------------|-----------------|-------------|
| | | | |
| FIELD WORK: CH | DRAWN: RPL | CHECKED BY: BWM | PER: PJS |



Aerial Map





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