



# FOR SALE

**128 WELD ROAD  
WILTON, ME 04294**

- 31.4± ACRES IMPROVED WITH AN INDUSTRIAL COMPLEX TOTALING 272,727± SF
- IDEAL FOR A WIDE RANGE OF BUSINESSES INCLUDING MANUFACTURING, WAREHOUSING, AND DISTRIBUTION
- 230± ON-SITE PARKING SPACES PLUS ADDITIONAL TRAILER PARKING
- 14± LOADING DOCKS AND DRIVE-IN ACCESS
- SIGNIFICANT INCOME POTENTIAL



# FOR SALE | INDUSTRIAL/WAREHOUSE BUILDING

128 WELD ROAD, WILTON, ME 04294



## PROPERTY DETAILS

<b>OWNER OF RECORD</b>	Gray's Trucking Inc.	<b>COLUMN SPACING</b>	30'-0" and 35' x 41'-5" (varies)
<b>REGISTRY OF DEEDS</b>	Book 4156, Page 342	<b>HVAC</b>	Oil, propane gas, and wood-fired furnace
<b>ASSESSOR'S REF</b>	Map 29, Lot 001	<b>ELECTRIC</b>	480v/3-Phase, 277v/3-Phase 2,000 Amp See broker for additional details.
<b>LAND AREA</b>	31.4± Acres	<b>PARKING</b>	230 ± on-site spaces plus additional trailer parking
<b>ZONING</b>	Industrial	<b>ASSESSED VALUE</b>	Land: \$ 145,450 Bldgs: \$1,373,072 Total: \$1,518,522
<b>LOADING DOCK(S)</b>	14± and drive-in access	<b>CEILING HEIGHT</b>	12' - 20'
<b>UTILITIES</b>	Municipal water & sewer	<b>R.E. TAXES</b>	\$32,345 (FY 2024)
		<b>SALE PRICE</b>	\$4,750,000 (\$17.68/sf)

## BUILDING SIZES

**Main Building:** 195,000± sf above-grade industrial  
22,000± sf below-grade industrial w/12' ceilings

**Office Area:** Two (2) levels at:  
1st Floor - 4,700± sf  
2nd Floor - 4,700± sf (older portion)

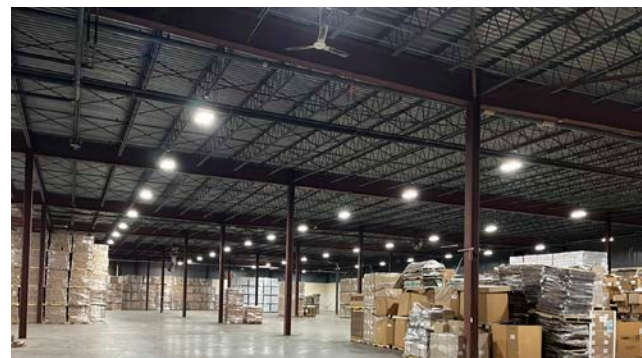
2014 office section:  
Basement - 10,400± sf  
1st Floor - 10,400± sf  
2nd Floor - 10,400± sf

**Free-Standing Industrial Building:** 11,000± sf

**TOTAL SF:** 272,727± SF (231,500± sf above grade)

## INCOME

**Estimated NOI:** Net Operating Income estimated at \$400,000±/yr  
(Reported by owner)

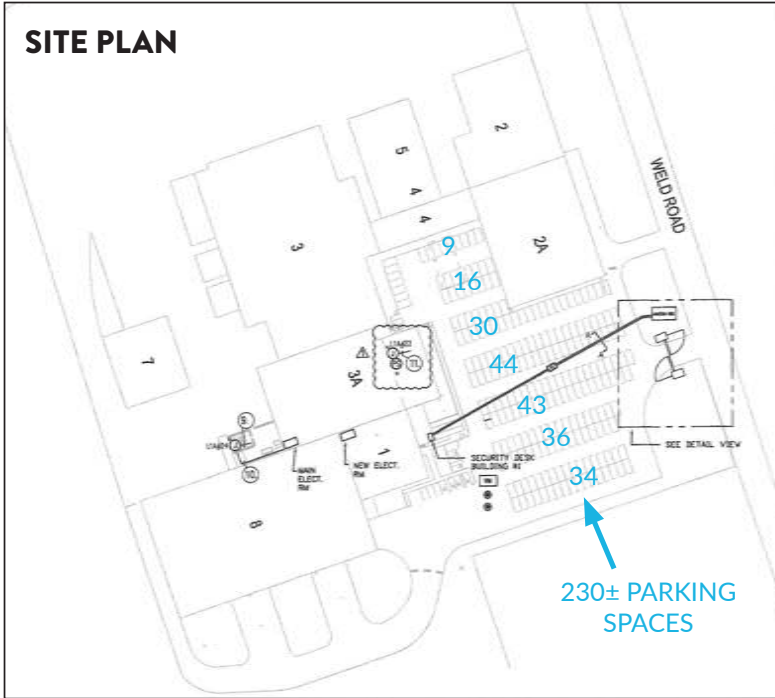


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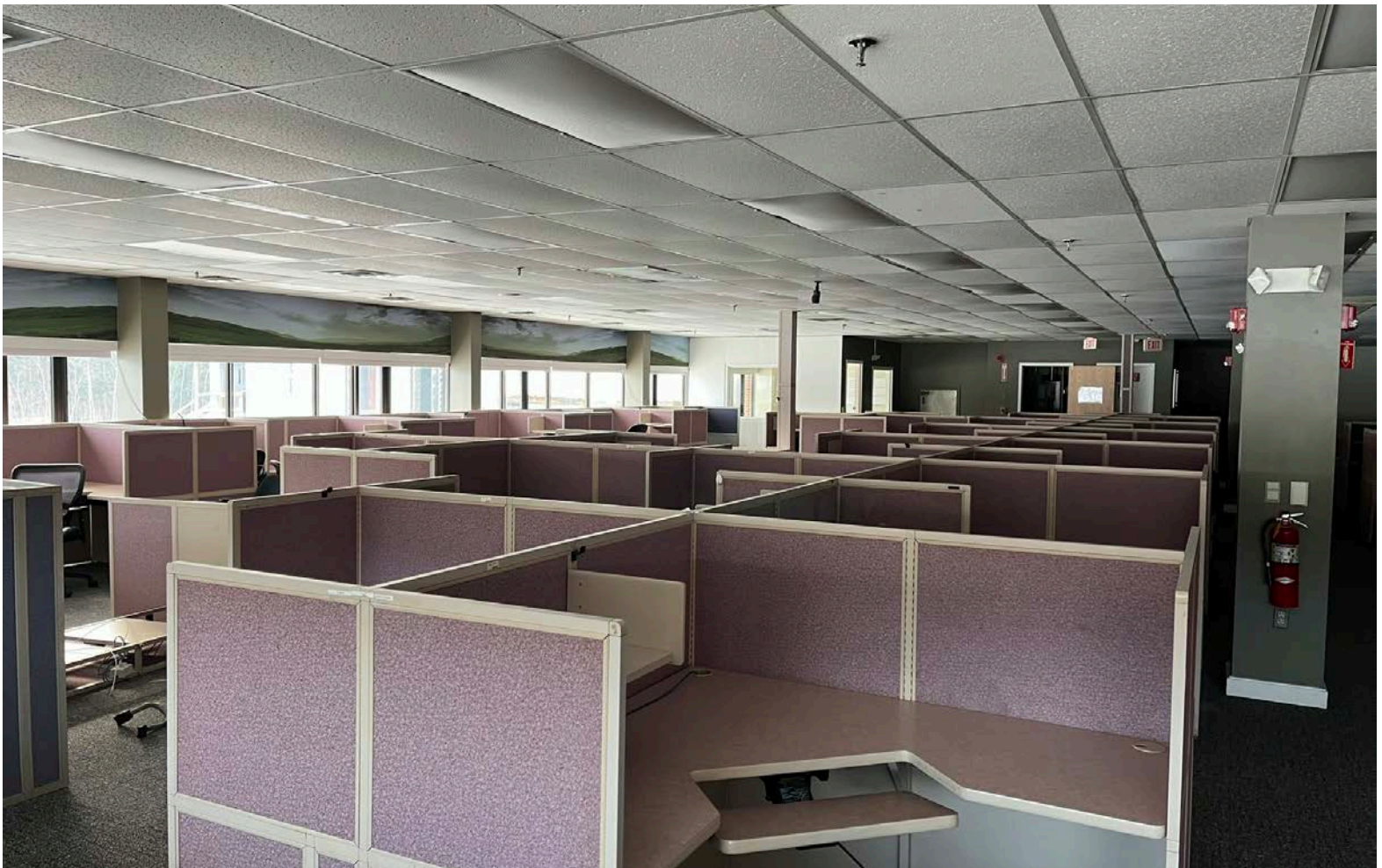
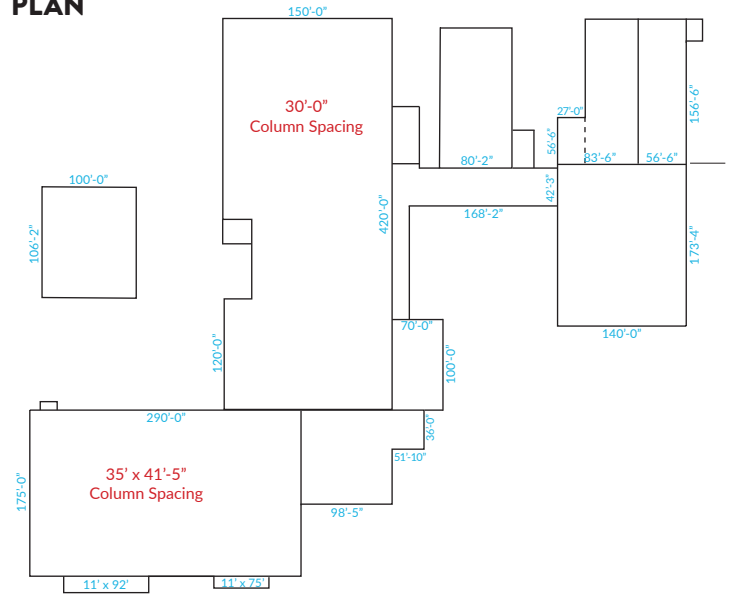
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## SITE PLAN

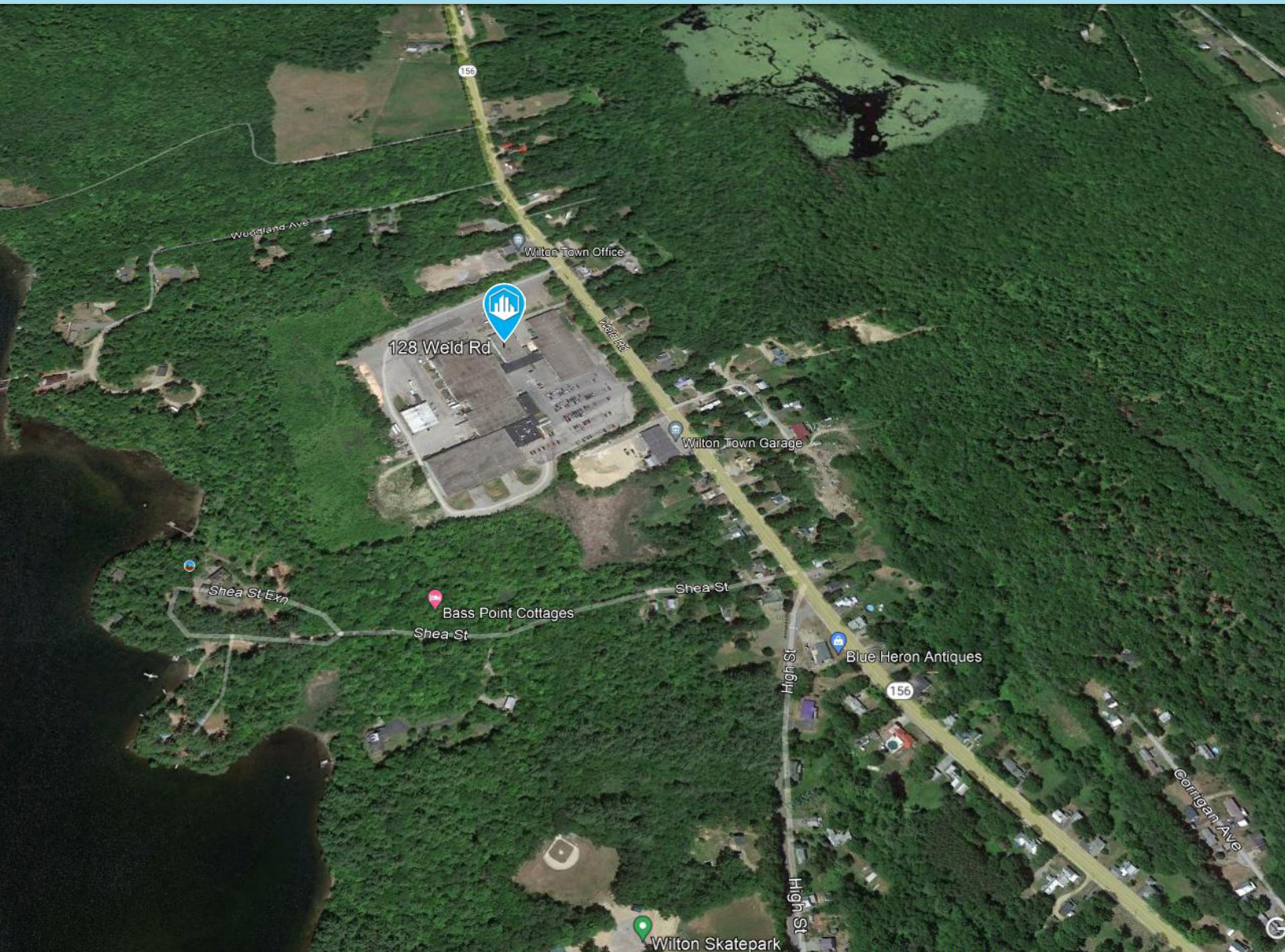


## BUILDING PLAN



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## CONTACT US



**DREW SIGFRIDSON, SIOR**  
Partner

+1 207.553.1705 D  
+1 207.831.5838 C  
dsigfridson@boulos.com



**REESE MCFARLANE**  
Associate Broker

+1 207.553.1734 D  
+1 207.712.6987C  
rmcfarlane@boulos.com

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