

75 Eisenhower Drive
Westbrook, ME

7,220± SF

Property for Sale

CBRE

YELLOW

MALONE
COMMERCIAL BROKERS
CONNECTED, LOCAL, SAVVY.

Building Specifications

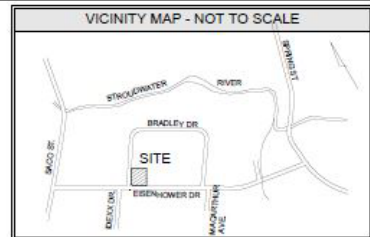
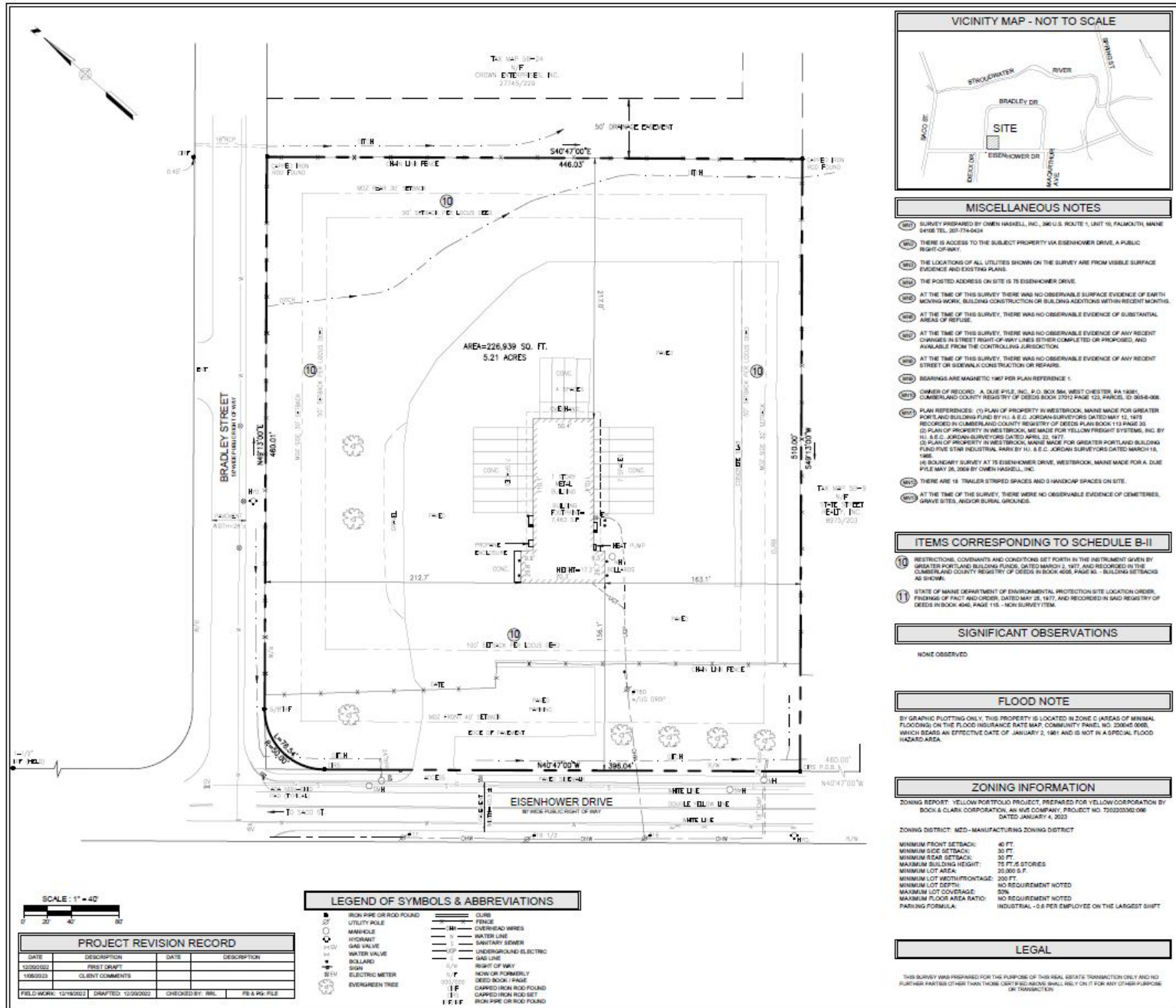
Spec Type

Spec Details

Owner	YRC Inc.
Deed	Book 39495, Page 335
Assessor	Map 5, Block B, Lot 8
Total SF	7,220± SF
Acreage	5.22± AC
Year Built	1978
Doors	Eighteen (18)
Construction	Steel frame
Roof	Metal
Siding	Metal
Clear Height (Ft)	14'
HVAC	Forced hot air & heat pumps
Utilities	Municipal water & sewer
Restrooms	Separate men's & women's restrooms
Private Offices	One (1)
Parking	Ample on-site
Zoning	MZD - Manufacturing



Site Plan



- MISCELLANEOUS NOTES**
- 1. SURVEY PREPARED BY OWEN HASSELL, INC., 260 U.S. ROUTE 1, UNIT 10, FALMOUTH, MAINE 04108 TEL. 207-774-6434
 - 2. THERE IS ACCESS TO THE SUBJECT PROPERTY VIA EISENHOWER DRIVE, A PUBLIC RIGHT-OF-WAY.
 - 3. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE AND EXISTING PLANS.
 - 4. THE POSTED ADDRESS ON SITE IS 75 EISENHOWER DRIVE.
 - 5. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - 6. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
 - 7. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES (OTHER THAN COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION).
 - 8. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - 9. BEARINGS ARE MAGNETIC 1967 PER PLAN REFERENCE 1.
 - 10. OWNER OF RECORD - A. DUE PYLE, INC., P.O. BOX 884, WEST CHESTER, PA 19381, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 2702 PAGE 123, PARCEL ID 2065-0-008.
 - 11. PLAN REFERENCES: (1) PLAN OF PROPERTY IN WESTBROOK, MAINE MADE FOR GREATER PORTLAND BUILDING FUND BY H.L. & E.C. JORDAN SURVEYORS DATED MAY 12, 1972, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 113 PAGE 20. (2) PLAN OF PROPERTY IN WESTBROOK, MAINE MADE FOR YELLOW FREIGHT SYSTEM, INC. BY H.L. & E.C. JORDAN SURVEYORS DATED APRIL 25, 1977. (3) PLAN OF PROPERTY IN WESTBROOK, MAINE MADE FOR GREATER PORTLAND BUILDING FUND FIVE STAR INDUSTRIAL PARK BY H.L. & E.C. JORDAN SURVEYORS DATED MARCH 19, 1986.
 - 12. BOUNDARY SURVEY AT 75 EISENHOWER DRIVE, WESTBROOK, MAINE MADE FOR A. DUE PYLE MAY 26, 2009 BY OWEN HASSELL, INC.
 - 13. THERE ARE 18 TRAILER STOPS SPACES AND 3 HANDICAP SPACES ON SITE.
 - 14. AT THE TIME OF THE SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVE SITES, AND/OR BURIAL GROUNDS.

- ITEMS CORRESPONDING TO SCHEDULE B-II**
- 10. RESTRICTIONS, COVENANTS AND CONDITIONS SET FORTH IN THE INSTRUMENT GIVEN BY GREATER PORTLAND BUILDING FUND, DATED MARCH 1, 1957, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 456, PAGE 93 - BUILDING SETBACKS AS SHOWN.
 - 11. STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION SITE LOCATION ORDER, FINDINGS OF FACT AND ORDER, DATED MAY 25, 1977, AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 456, PAGE 115 - NON-SURVEY ITEMS.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 20064C-008), WHICH BEARS AN EFFECTIVE DATE OF JANUARY 2, 1981 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION

ZONING REPORT: YELLOW PORTFOLIO PROJECT, PREPARED FOR YELLOW CORPORATION BY BOON & CLARK CORPORATION, AN LLC COMPANY, PROJECT NO. 72022002-006 DATED JANUARY 4, 2023

ZONING DISTRICT: M2D - MANUFACTURING ZONING DISTRICT

MINIMUM FRONT SETBACK:	40 FT.
MINIMUM SIDE SETBACK:	30 FT.
MINIMUM REAR SETBACK:	30 FT.
MAXIMUM BUILDING HEIGHT:	75 FT. 6 STORES
MINIMUM LOT AREA:	20,000 S.F.
MINIMUM LOT WIDTH/FRONTAGE:	200 FT.
MINIMUM LOT DEPTH:	NO REQUIREMENT NOTED
MAXIMUM LOT COVERAGE:	50%
MAXIMUM FLOOR AREA RATIO:	NO REQUIREMENT NOTED
PARKING FORMULA:	INDUSTRIAL - 0.8 PER EMPLOYEE ON THE LARGEST SHIFT

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CITED HEREIN SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

Aerial Map

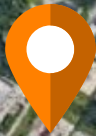
MAST LANDING
BREWING COMPANY



KOHL'S



ROCK ROW
PORTLAND - WESTBROOK, ME



Downtown
Portland →



The Maine Mall
↓



75 EISENHOWER DRIVE / WESTBROOK / ME



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