



## Property Highlights

- Commercial Business Park lots For Sale, directly off of I-95 Exit 120
- Highly visible location with frontage along I-95, 17,410± AADT
- Conveniently located between Augusta and Waterville
- Parcels ranging from 1.6 to 3.33 acres, up to 7.02 contiguous acres
- 8 remaining lots in the park, totaling 18.2 acres
- Natural Gas and Electric on-site
- Permitted uses include Industrial, Office, Retail, and others
- Pricing: \$35,000 per acre

| ADDRESS                | MAP/LOT                | ACRES           | PRICE               |
|------------------------|------------------------|-----------------|---------------------|
| Cole Crossing Drive    | 030-12-5               | 1.71            | \$59,850            |
| Eight Rod Road         | 030-12, 12-A           | 2.90            | \$101,500           |
| Lyons Road             | 030-009                | 2.41            | \$84,350            |
| Perry Drive            | 030-008-001            | 3.33            | \$116,550           |
| <del>Perry Drive</del> | <del>030-008-002</del> | <del>1.82</del> | <del>\$63,700</del> |
| Coles Crossing Drive   | 030-008-004            | 2.06            | \$72,100            |
| Coles Crossing Drive   | 030-008-005            | 1.8             | \$63,000            |
| Perry Drive            | 030-008-006            | 2.39            | \$83,650            |
| Coles Crossing Drive   | 030-008-007            | 1.6             | \$56,000            |

**SOLD**



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