

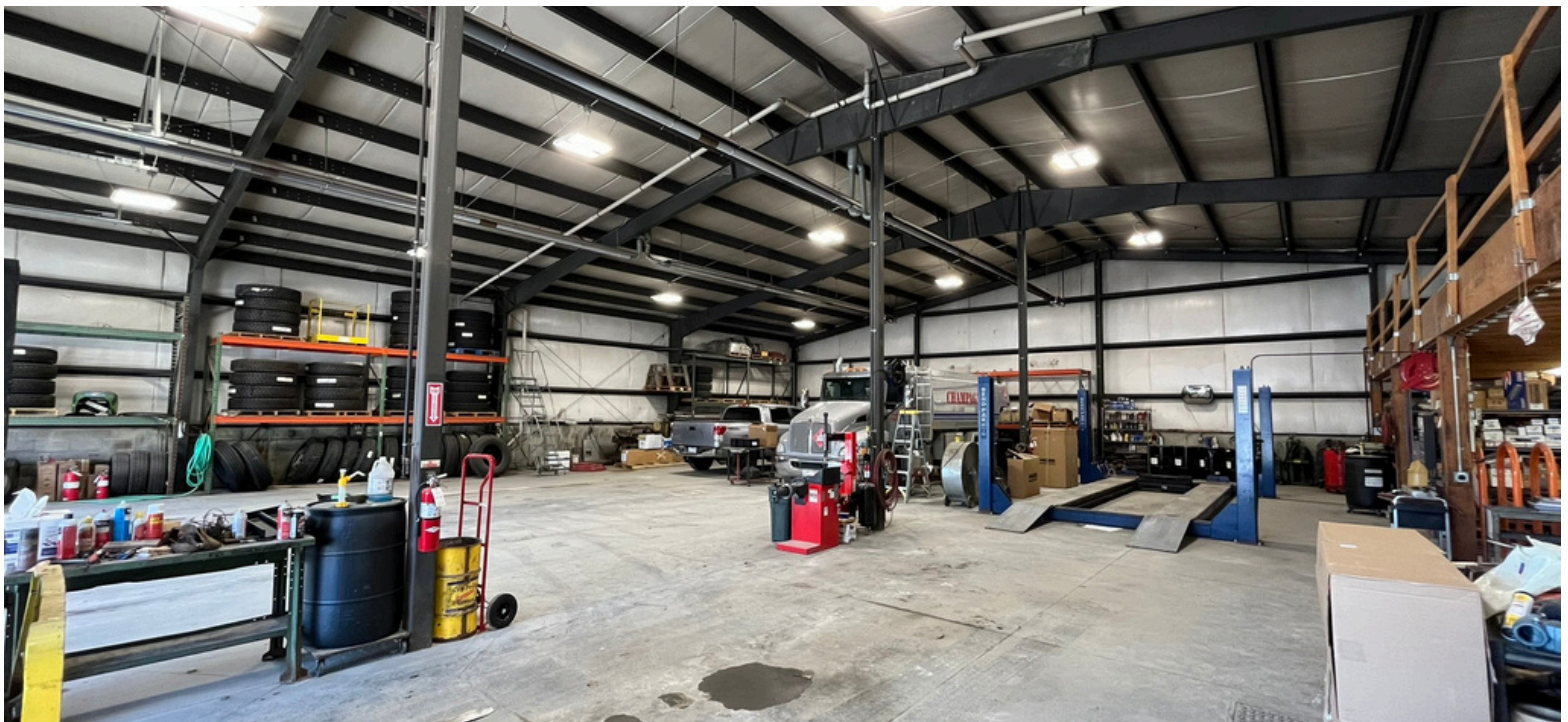


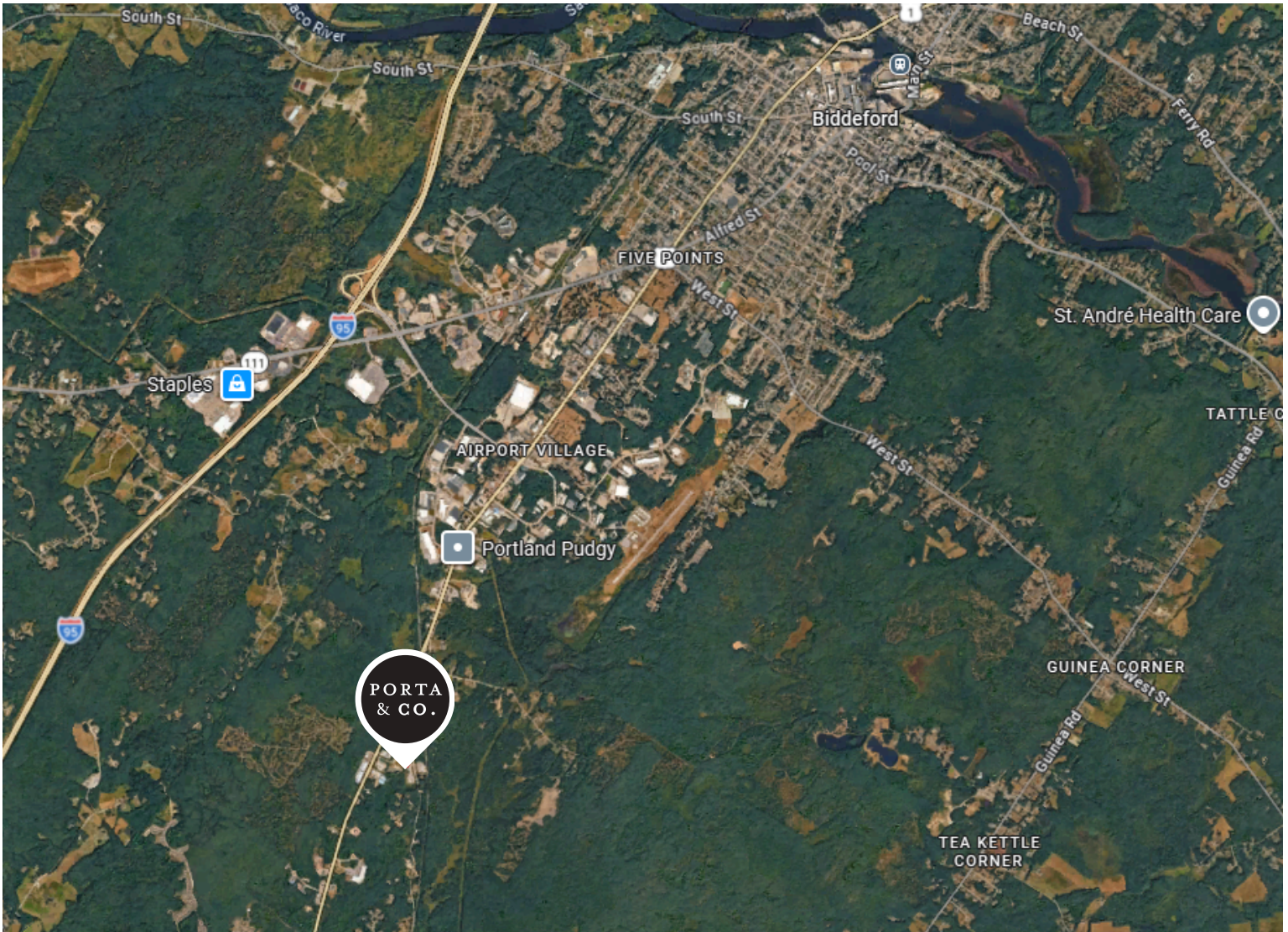
Property Highlights

- 7,140± SF industrial building situated on a 1.0-acre parcel, offering flexibility for a variety of operations
 - 980± SF of office space w/ two private offices, locker room, waiting room, and two bathrooms
- Three (3) 12' x 14' drive-in bays provide efficient access for loading, storage, and equipment maintenance
- Ideal opportunity for an owner-user occupant
- On-site parking with 10± spaces
- Located on Old Post Road with easy access to Route 1 and 8 minutes or 4.5 miles to I-95 Biddeford
- Sale Price: \$890,000



Owner	SPES Sub III, LLC
Assessor Address	845 Old Post Road, Arundel, ME
Building Size	7,140± SF
Lot Size	1.0± AC
Layout	6,160± SF of shop space w/ 18ft clear, 84 ft depth, with mezzanine, shop bathroom, office bathroom, and two private offices
Book/Page	Book 18330, Page 0831
Map/Lot	Map 001, Lot 1E
Utilities	Private Well/Septic, propane heat
Age	2005 - Patco construction
Docks/Doors	Three (3) 12' x 14' OHD's
Sprinkler	N/A
Zoning	Business Industrial (BI)
Sale Price	\$890,000





CONTACT



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