

FOR
SALE



32± ACRE LUMBER MILL / VERSATILE INDUSTRIAL PROPERTY

563 NEW DAM ROAD, SANFORD, ME 04073

PROPERTY HIGHLIGHTS

- Flexible mix of warehouse, storage, and manufacturing buildings along with ample office space
- Extensive laydown/parking area
- 750 KW+ of power generation
- Flat and clear property with room for expansion
- Operational lumber mill ready for new lumber venture
- Existing permits in place for storm water and air
- **Sale Price: \$4,950,000**



PROPERTY DETAILS

OWNER	Robbins Lumber, Inc.	HEATING & COOLING	Mixed
DEED REFERENCE	19238/0924	UTILITIES	Private water (well and pump access to the river) Private sewer (septic)
ASSESSOR'S REFERENCES	Map: 0R16 Lots: 0026, 0025D, 0009K, 0025, 0026A, 0027H, 0028, 0078, 0027A & 0027C	POWER	750 KW+
TOTAL ACREAGE	32.32± AC (See breakdown below)	PARKING	Ample on-site
TOTAL SF	148,009± SF (across 12± buildings)	R. E. TAXES	\$88,545.51/year (FY 2025/2026)
ZONING	RMU - Rural Mixed-Use	SALE PRICE	\$4,950,000

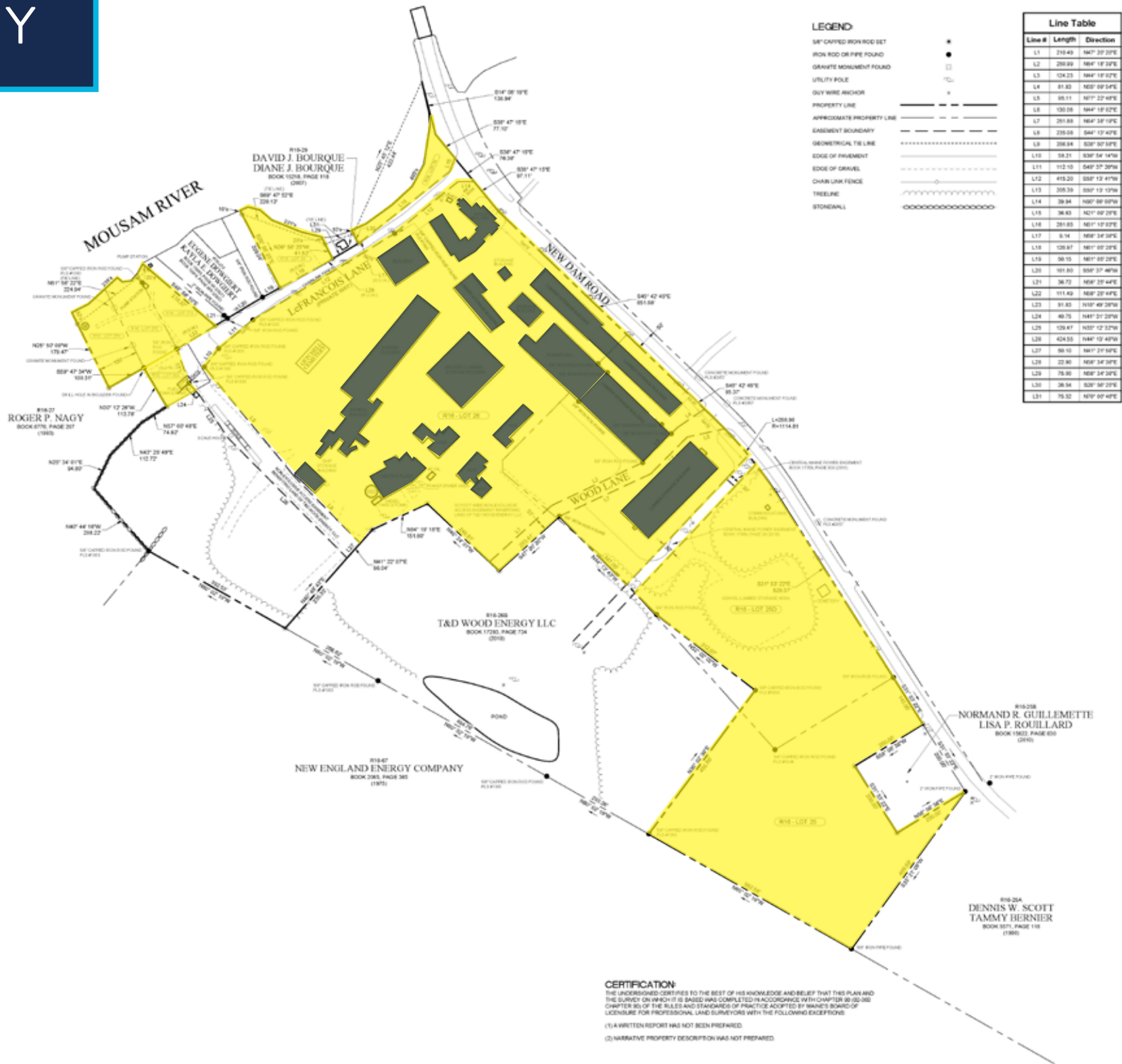
LOT BREAKDOWN

MAP	LOT	LOT SIZE
R16	25	5.90± AC
R16	25D	6.00± AC
R16	26	17.10± AC
R16	26A	0.34± AC
R16	27A	0.26± AC

MAP	LOT	LOT SIZE
R16	27C	0.57± AC
R16	27H	0.57± AC
R16	28	1.12± AC
R16	78	0.46± AC
TOTAL		32.32± AC

MAP	LOT	LOT SIZE
R16	9K	0.95± AC
Additional parcel available across the street. Contact broker for details.		

SURVEY



STATE OF MAINE
YORK, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED

20
h m M

Attest _____ Register

RECORDED AS MAP FILE:

1 HIGH-BAY DRIVE-THRU WAREHOUSE

2 WAREHOUSE + PLANER MILL

3 LUMBER STORAGE

4 STORAGE

5 LUMBER STORAGE

6 OFFICE BUILDING

7 SHED

8 SORTER + SAWMILL

9 MANUFACTURING/WAREHOUSE

10 KILNS (4)

11 HEATING PLANT

12 CHIP STORAGE BUILDING

WEIGH
STATION



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION

DRIVE TIMES & DISTANCE

PORTLAND: 39 MIN | 32.4 MI

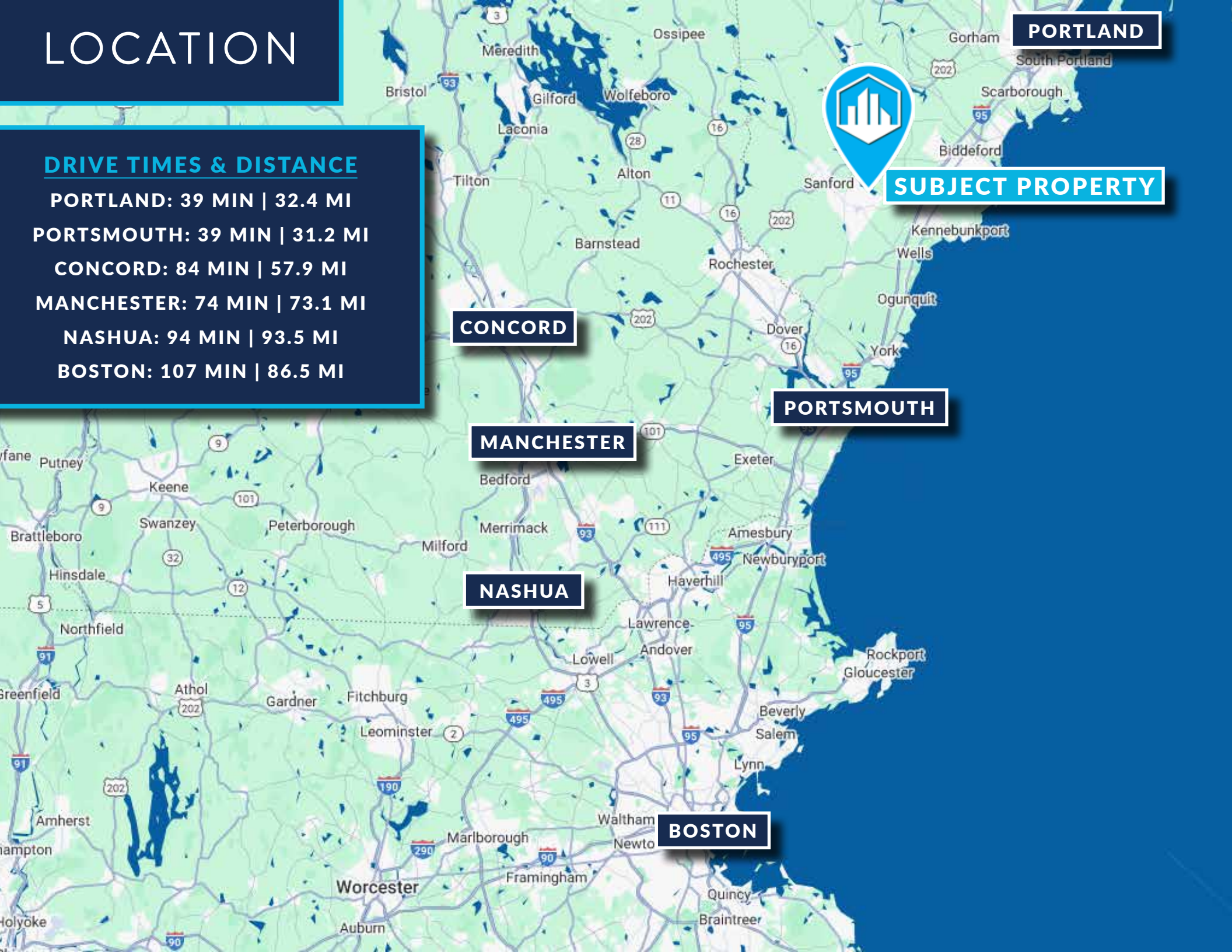
PORTSMOUTH: 39 MIN | 31.2 MI

CONCORD: 84 MIN | 57.9 MI

MANCHESTER: 74 MIN | 73.1 MI

NASHUA: 94 MIN | 93.5 MI

BOSTON: 107 MIN | 86.5 MI



MOUSAM
RIVER



CONTACT US



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