

# FOR LEASE | BUILD-TO-SUIT DEVELOPMENT PARCEL

211 CENTER ROAD, FAIRFIELD, ME 04937



## PROPERTY HIGHLIGHTS

- 3.11± acre development site located on the corner of Sheridan Drive and Center Road and adjacent to Central Maine Power and Maine General Eye Center.
  - > Can be subdivided into three separate parcels approximately one acre each.
- Located in a Commercial zone allowing for a number of uses including industrial, manufacturing, office, medical office and retail, as well as institutional uses.
  - > Industrial and retail uses preferred. Flexible site that can accommodate a 30,000-40,000 sf industrial building OR up to two retail pads with a small flex building on rear parcel.
- Area businesses include Irving, Subway, CMP, Hammond Tractor Company, Maine General, Sheridan Construction, Pike Industries and the Kennebec Montessori School.
- Land Lease or Build-To-Suit; see broker for pricing.

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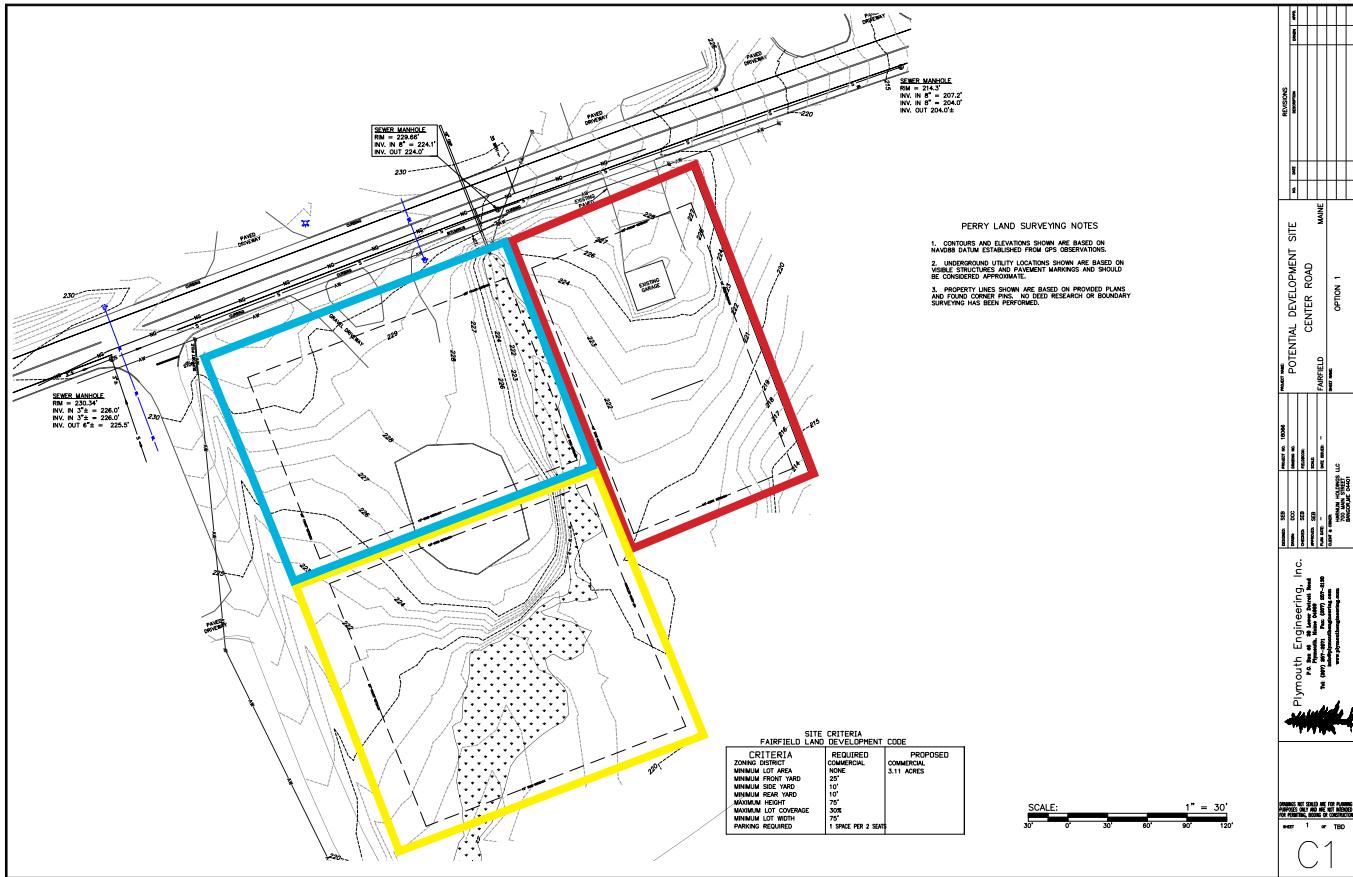
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## PROPERTY DETAILS

OWNER OF RECORD	Keel & Rudder, LLC
LAND AREA	3.11± Acres
ASSESSOR'S REF	Map 36, Lot 23
ZONING	C - Commercial
UTILITIES	Municipal water and sewer
LEASE RATE	See broker for details.

## PROPOSED SUBDIVISION PLAN



## CONTACT US



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