

FOR SALE/LEASE

Industrial Build-To-Suit

20,000 - 120,000± SF | \$9.50/SF NNN



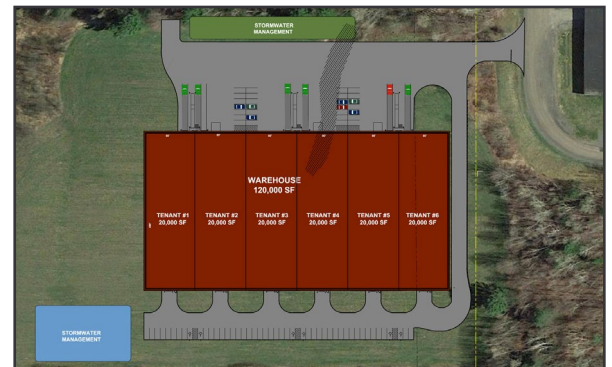
Trafton Road, Waterville

Property Highlights

- 20,000 - 120,000± SF Build-to-suit opportunity
- Easily accessible via the new I-95 Exit 124
- Natural gas, 3 phase power and city water
- Additional acreage for expansion (see broker)

Property Description

We are pleased to offer this industrial build-to-suit opportunity on Trafton Road in Waterville. The Trafton Properties site is in the vicinity of the new Exit 124 of Interstate 95. This shovel-ready site has been recently permitted for a 120,000 SF warehouse building adjacent to the existing property 230,000 SF building occupied by Cameron Ashley Building Products and Duramag Bodies. The building can be split into multiples of 20,000 SF. Site work to begin Summer 2024.

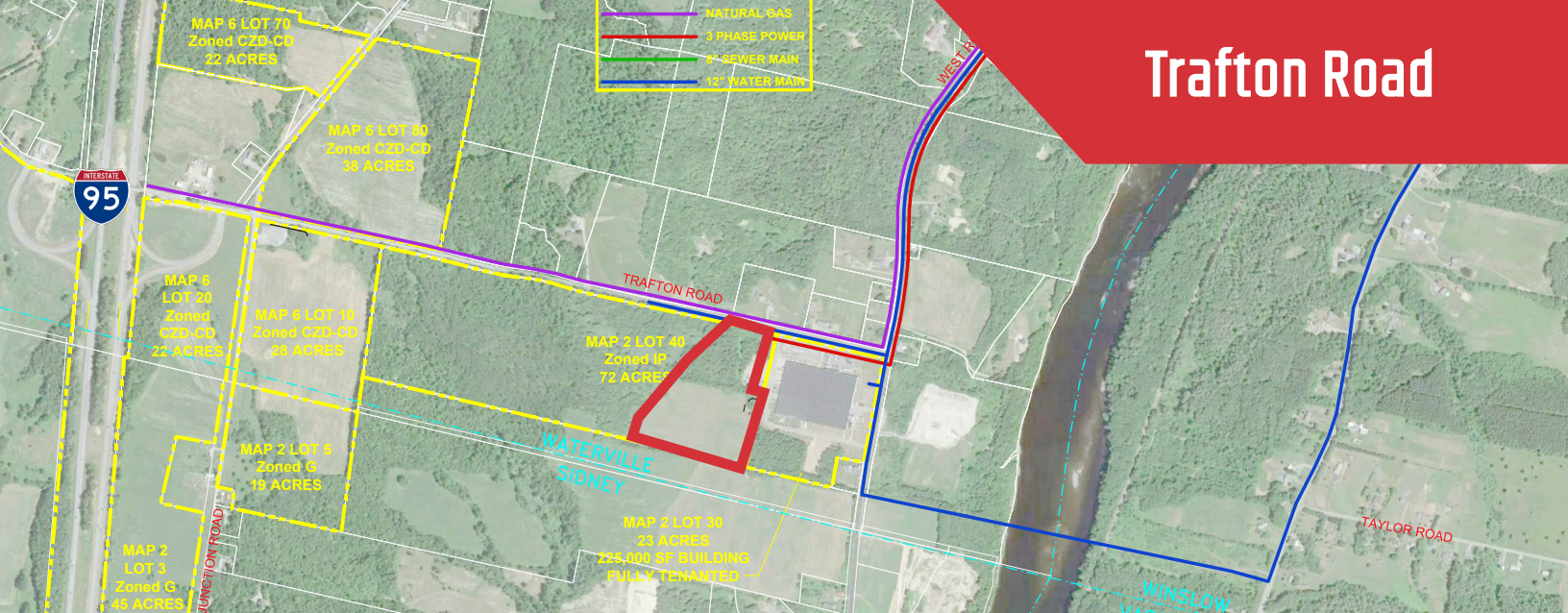


Broker Contact

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Trafton Road



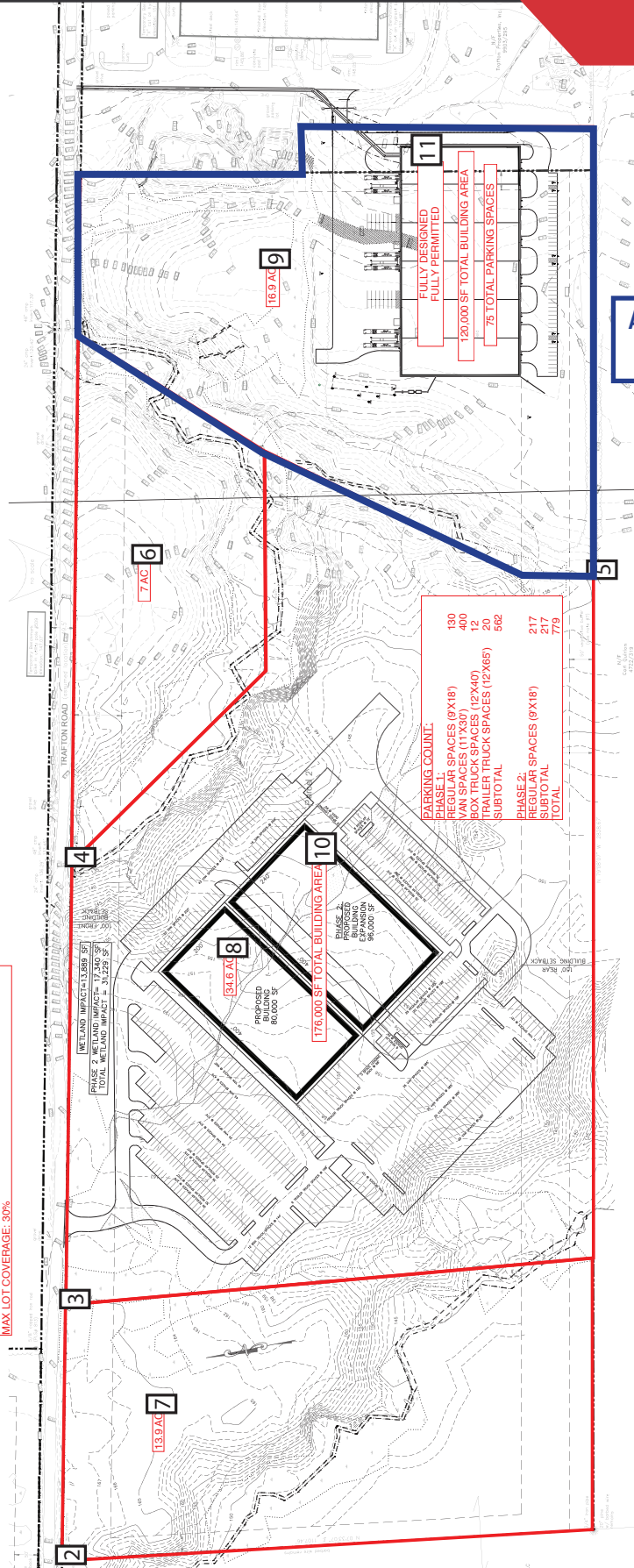
Property Overview

Site Size	16.9± acres
Building Size	120,000± SF, subdividable in multiples of 20,000 SF
Assessor's Reference	Map 2, Lot 40
Deed Reference	Book 13550, Page 0032
Zoning	Contract Zone District - Commercial Residential Industrial Park
Building Construction	To-be-built
Utilities	Municipal water, natural gas, 3 phase power
Parking	75 total spaces
Lay-down	Lay-down yard for lease deals after site work is completed

FOR LEASE : \$9.50/SF NNN - FOR SALE : SEE BROKER

POTENTIAL DEVELOPMENT SITE PLAN

1
DIMENSIONAL REQUIREMENTS FROM CITY OF WATERVILLE ZONING
MIN. LOT WIDTH: 250 FT.
MIN. LOT SIZE: 3 AC.
MIN. FRONTAGE: 250 FT.
MIN. FRONT SETBACK: 100 FT.
MIN. SIDE SETBACK: 40 FT.
MIN. REAR SETBACK: 40 FT.
MIN. PARKING SETBACK: 5 FT.
MAX. LOT COVERAGE: 30%



Approved Site : Shovel
Ready - 120,000 SF

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.