



**18 LITHGOW STREET
WINSLOW, ME
04901**

PROPERTY HIGHLIGHTS

- Vacant building available for immediate occupancy or redevelopment
- 28,395± SF building on a 2.25± AC parcel
- Four (4) loading docks and one (1) drive-in door
- Excellent regional access via I-95 and major state routes - approximately 5 miles from exit 124
- Sale Price: \$349,000

FOR SALE
**STEEL FRAME
INDUSTRIAL BUILDING**

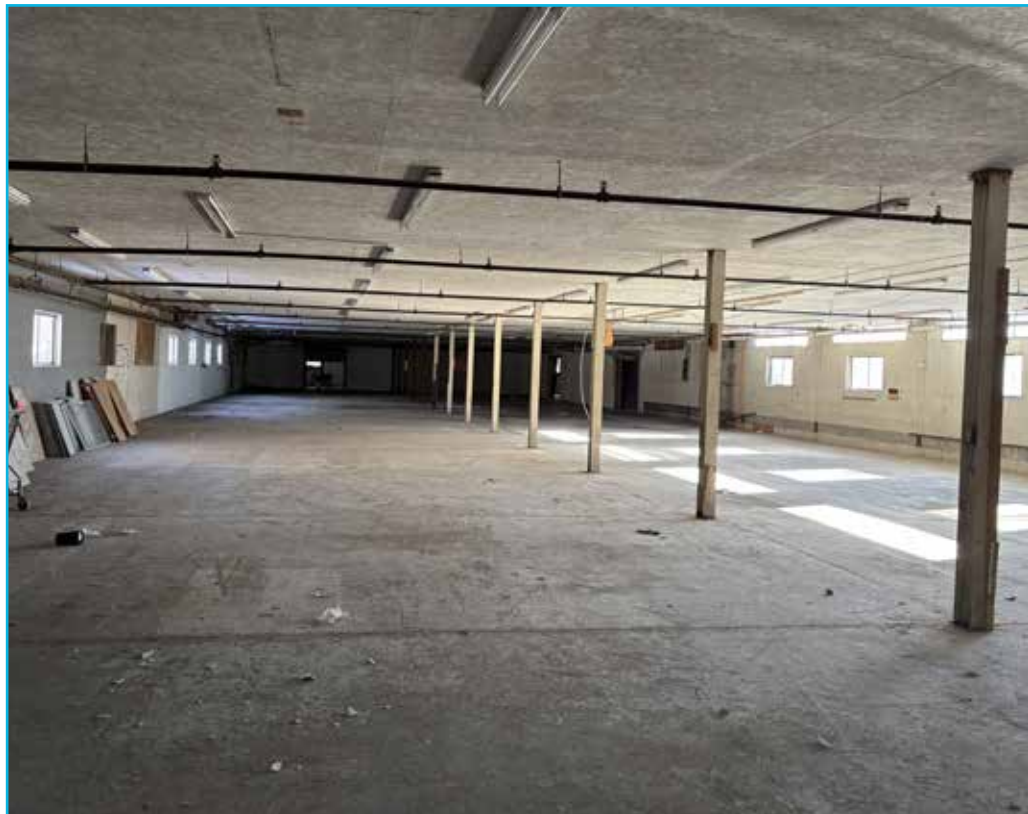
PROPERTY DETAILS

OWNER	Lithgow Property, LLC
BOOK & PAGE	Book 5706, Page 0092
ASSESSOR'S REFERENCE	Map 015, Lot 033
LOT SIZE	2.25± acres
ZONING	MU - Mixed Use
BUILDING SIZE	28,395± SF
# OF STORIES	One (1)
YEAR BUILT	1950
CEILING HEIGHT	12'
CLEAR HEIGHT	Warehouse 1: 9' Warehouse 2: 10' Warehouse 3: 13'
COLUMN SPACING	Warehouse 1: 13' Warehouse 2: 19'5" Warehouse 3: 19'
DOCK HIGH DOORS	Four (4); Two (2) 7'11" x 7' and two (2) 10' x 9'11.5"
GRADE LEVEL DOORS	One (1); 9' x 10'
PARKING	On-site
HEATING/COOLING	Gas convection heating/unit AC
UTILITIES	Municipal water & sewer
SPRINKLERS	Wet System
ASSESSED VALUE	Land: \$205,400 Building: \$509,300 Total: \$714,700
ANNUAL R.E. TAXES	\$10,613/year (FY 2025)
SALE PRICE	\$349,000

FOR SALE | STEEL FRAME INDUSTRIAL BUILDING
18 LITHGOW STREET, WINSLOW, ME 04901



PHOTOS





WATERVILLE

WINSLOW

KENNEBEC RIVER



MCCORMACK
BUILDING SUPPLY



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