

FOR SALE | INDUSTRIAL BUILDING

1487 Main Street | Oxford, ME



HIGHLIGHTS

- $3,721 \pm$ SF industrial building on $3.0 \pm$ AC
- Layout consists of office, warehouse, and includes an overhead door with a loading dock
- High visibility on Main Street (Route 26) with traffic counts of 15,933 cars/day (ADT, 2023)
- Option to purchase equipment; see broker for details

SALE PRICE: \$800,000



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PROPERTY SUMMARY

1487 Main Street | Oxford, ME



OWNER: Stuart Littlefield

DEED: Book 4650, Page 123

ASSESSOR: Map U46, Lot 013

LOT SIZE: 3.0± AC

BUILDING SIZE: 3,721± SF

YEAR BUILT: 1980

CONSTRUCTION: Concrete frame

ROOF: Gable/ metal

SIDING: Concrete blocks

FLOORING: 12'± concrete with drains

CEILING HEIGHT: 20'±

OVERHEAD DOOR: One (1) & loading dock

ELECTRICITY: 3-phase

HVAC: Forced hot air; propane, heat pumps

UTILITIES: Public water and sewer

RESTROOM: One (1)

SPRINKLER: None

SIGNAGE: Pylon on Main St and on building

PARKING: Ample on-site

ROAD FRONTAGE: 130'±

ZONING: Mixed-use

PROPERTY TAXES: \$3,078

SALE PRICE: \$800,000



INFORMATION

1487 Main Street | Oxford, ME



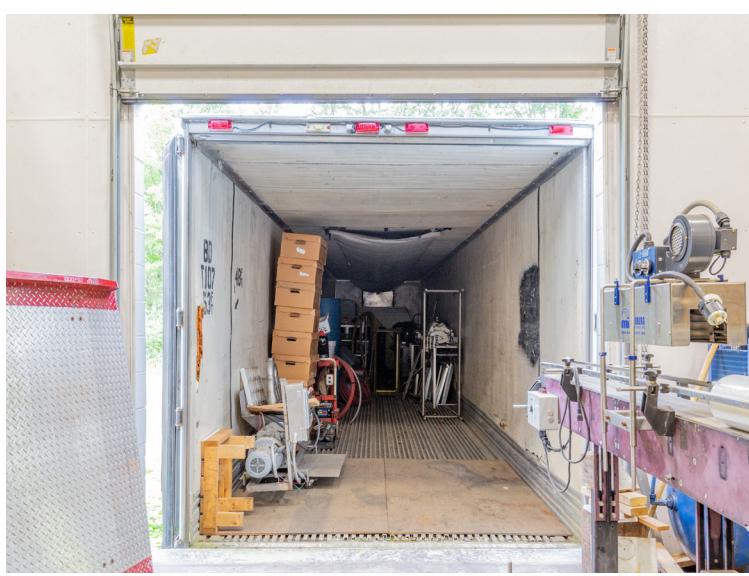
Property Information

- Licensed food and beverage processing plant.
- Licensed federal distillery with an 800 gallon vacuum distillation system.
- Licensed medical cannabis manufacturing for edibles and beverages.
- Maine's largest 40-foot belt dehydrator used for drying wild Maine blueberries, cranberries, and apples.
- 3 Phase power, floor drains in every room and, commercial loading dock.
- The facility has potential to: cultivate, process and retail on Rt. 26.



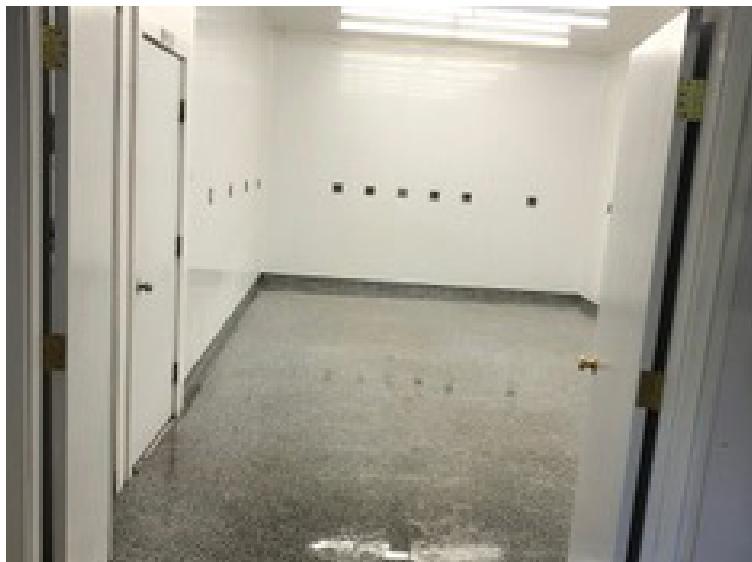
PHOTOS

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TAX MAP

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