



For Sale

Fully Leased Industrial Building

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506 Route 202 Monmouth, ME

Property Highlights

- Fully leased 4,032± SF versatile industrial building with two drive-in doors available for sale
- Room for expansion on 13.0± acres on Route 202 in Monmouth, ME
- Currently leased thru September 2029 with option to renew
- Located between Augusta and Lewiston with great exposure on Route 202
- Financials available upon request

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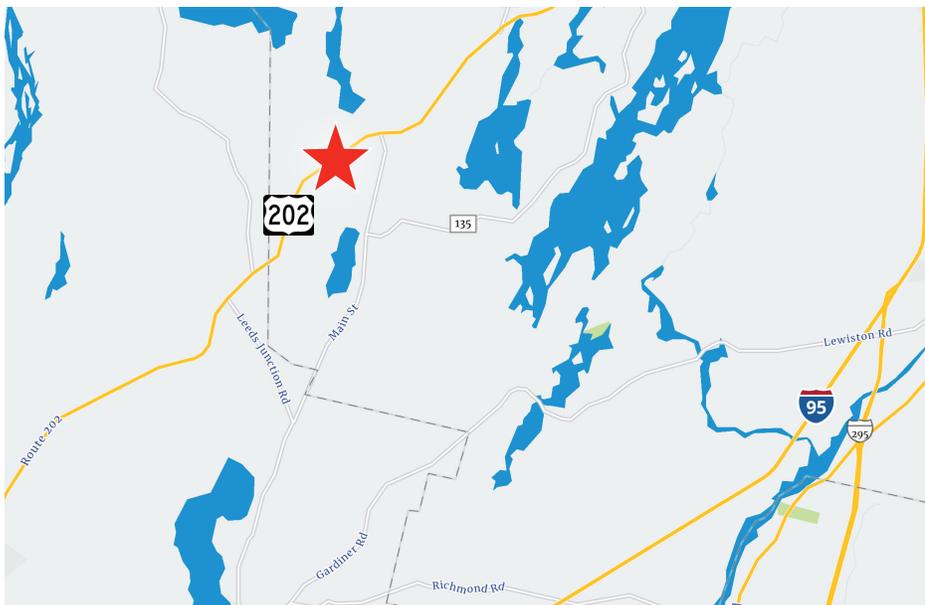
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Specifications

Address:	506 Route 202
Location:	Monmouth, ME 04259
Owner(s):	205 Academy Road
Map/Lot:	31/06
Book & Page:	13615 & 324
Building Type:	Industrial
Year Built:	2023
Total Building SF:	4,032±
Acreage:	13.0±
Utilities:	Private water & septic HVAC heat pumps
Zoning:	General
Clear Height:	12'±
Ceiling Height:	14'±
Drive-in Doors:	(1) 10' x 16' & (1) 12' x 12'
Power:	400 amps; single phase
Parking:	Dirt surface lot
2023 Taxes:	\$3,804.62
List Price:	\$680,000 \$625,000



Locator Map



Contact us:

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