

# FOR SALE OR LEASE | INDUSTRIAL SPACE

826 CARL BROGGI HIGHWAY, LEBANON, ME 04027



## FOR SALE OR LEASE

The Boulos Company is pleased to present 10,000± SF of available industrial space at 826 Carl Broggi Highway, Lebanon, Maine. Building 1 features 5,000± SF of industrial/flex space and Building 2 features 5,000± SF of industrial space.

- Situated on 13.74± acres with ample outdoor options
- Excellent opportunity for signage
- Wide variety of approved uses in current commercial zoning
- Sale Price: \$1,900,000
- Lease Rate: \$8.25 - \$8.75/SF, NNN

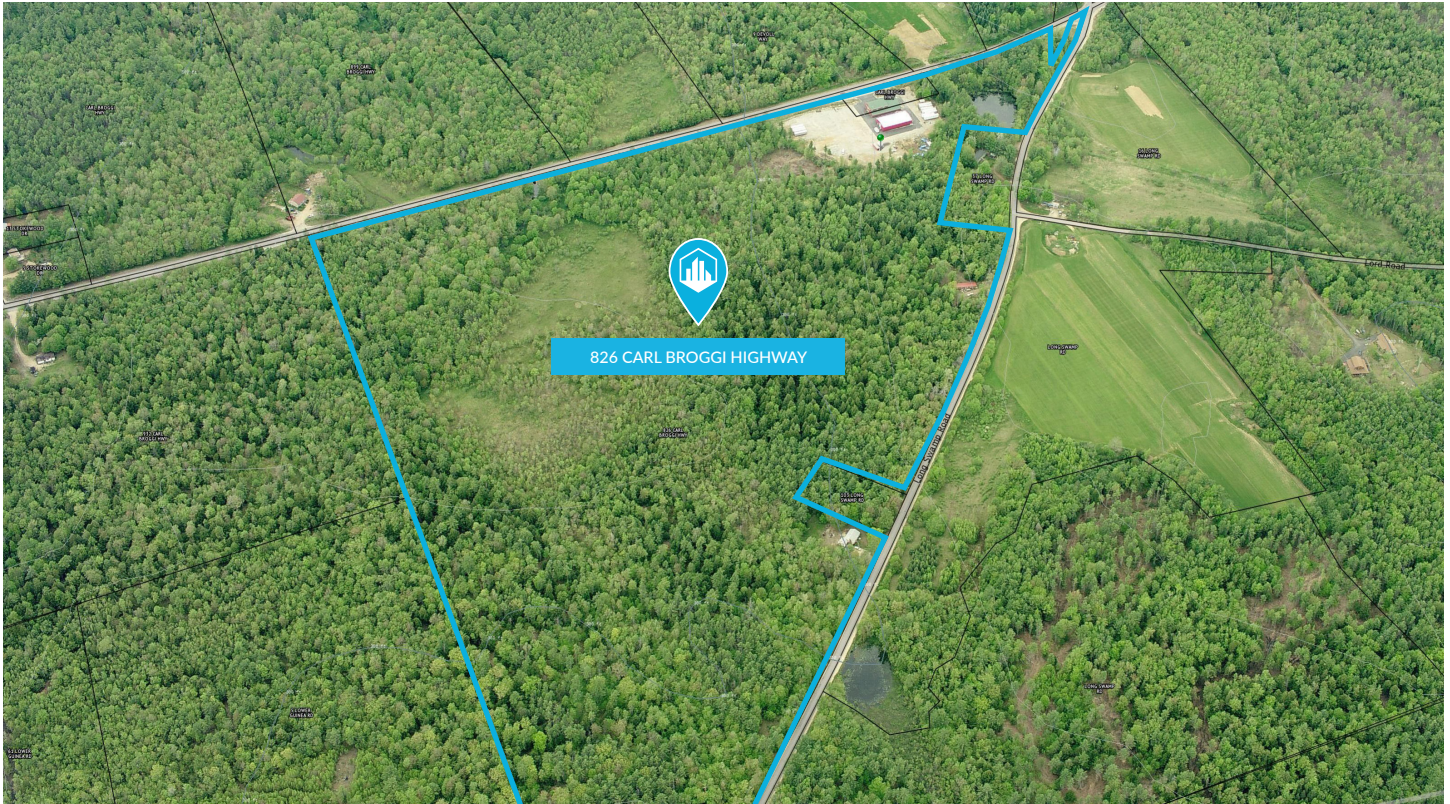
### CONTACT US



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Boundary lines shown are approximate and are for informational purposes only. They are not suitable for legal, engineering, or surveying purposes. Boundary lines shown are based on data from ©2023 Eagle View and the Town of Lebanon. Accuracy is not guaranteed. Please verify with relevant authorities before making decisions. Neither Eagle View, the Town of Lebanon, nor The Boulos Company is responsible for errors or omissions.



### BUILDING 1:

- 5,000± SF of industrial space
- 200 Amps
- Modines
- (1) one overhead door (10' x 10')
- Lease Rate: \$8.25/SF NNN



### BUILDING 2:

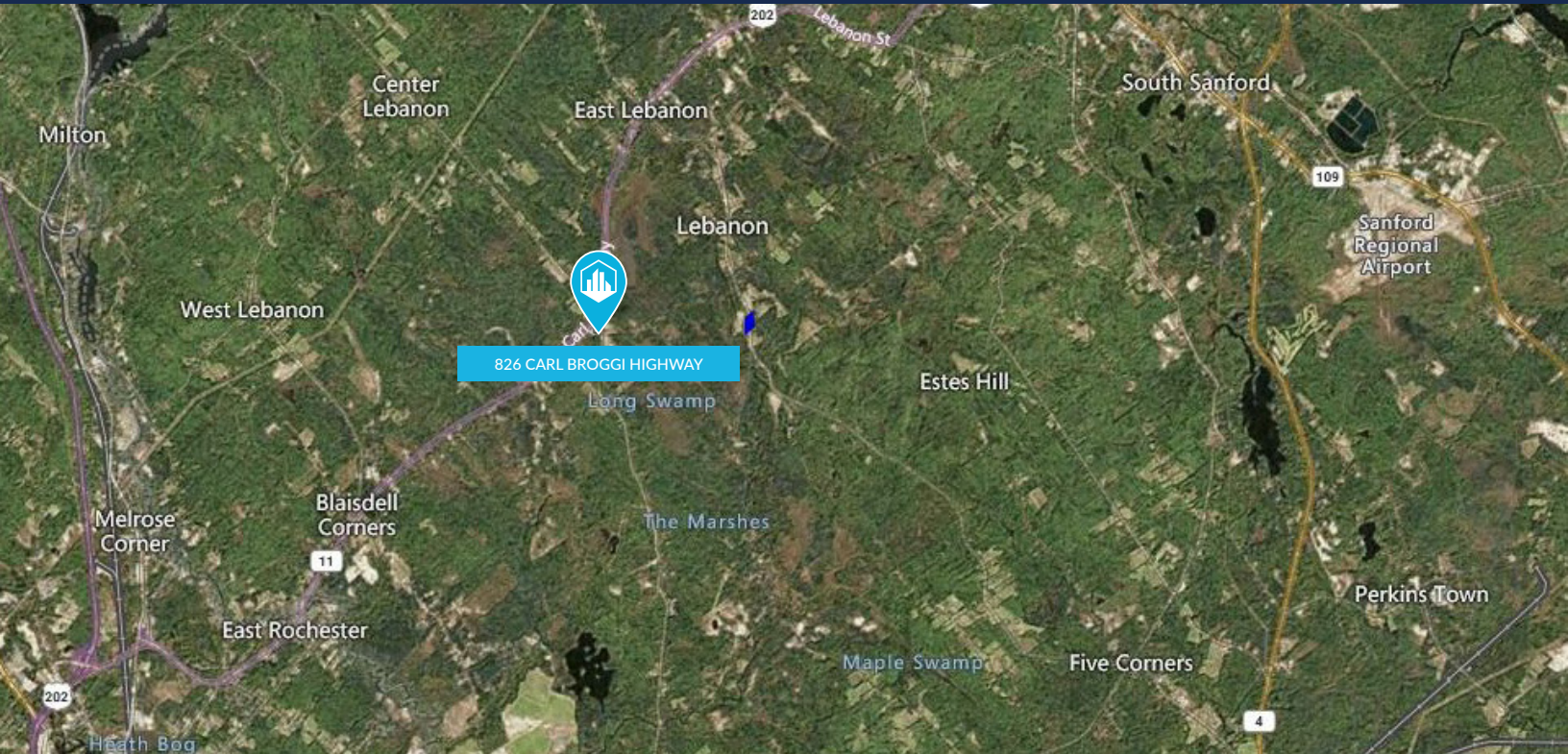
- 5,000± SF of industrial space
- 200 Amps
- (2) two modines and radiant heat
- (2) two overhead doors (12' x 13')
- Lease Rate: \$8.75/SF NNN



## PROPERTY DETAILS

<b>LOT SIZE</b>	13.74± Acres
<b>ZONING</b>	Commercial / Industrial*
<b>UTILITIES</b>	Septic; Private Well/Propane
<b>PARKING</b>	Ample on-site
<b>AVAILABLE IMMEDIATELY</b>	Building 1: 5,000± SF industrial space Building 2: 5,000± SF industrial space
<b>ESTIMATED NNN EXPENSE</b>	Contact broker for details
<b>LEASE RATE</b>	Bldg. 1: \$8.25/SF NNN Bldg. 2: \$8.75/SF NNN
<b>ESTIMATED RE TAXES</b>	\$7,454.09
<b>SALE PRICE</b>	\$1,900,000

\*It is the responsibility of Buyer/Tenant to determine all zoning information and secure all necessary or required permits and approvals for its proposed use of the subject premises.



## AREA INFORMATION

Lebanon, Maine, presents a unique opportunity for commercial real estate investment in the heart of York County. With its strategic location near the New Hampshire border and easy access to major routes like Route 202 and Route 11, Lebanon offers excellent connectivity to regional economic hubs such as Sanford, Portsmouth, and Dover. The town's growing population, combined with its affordable property prices and supportive local government, makes it an ideal spot for new businesses, retail developments, and industrial ventures. Investors can benefit from Lebanon's blend of rural charm and commercial potential, tapping into a market ripe for growth and development.

## PROXIMITY TO:

	DISTANCE	DRIVE TIME		DISTANCE	DRIVE TIME
SANFORD, ME	9 Miles	12 Minutes	PORTLAND, ME	43 Miles	1 Hour 2 minutes
DOVER, NH	13 Miles	25 Minutes	BOSTON, MA	91 Miles	1 Hour 45 minutes
ROCHESTER, NH	7 Miles	13 Minutes	PORTSMOUTH, NH	31 Miles	37 minutes

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