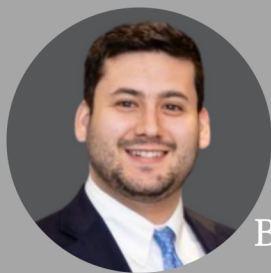




For Sale

International Woolen Company



Brian Dano
Advisor

603-377-0309

Brian.Dano@svn.com



163 South River Rd
Bedford, NH 03110

833-746-6479

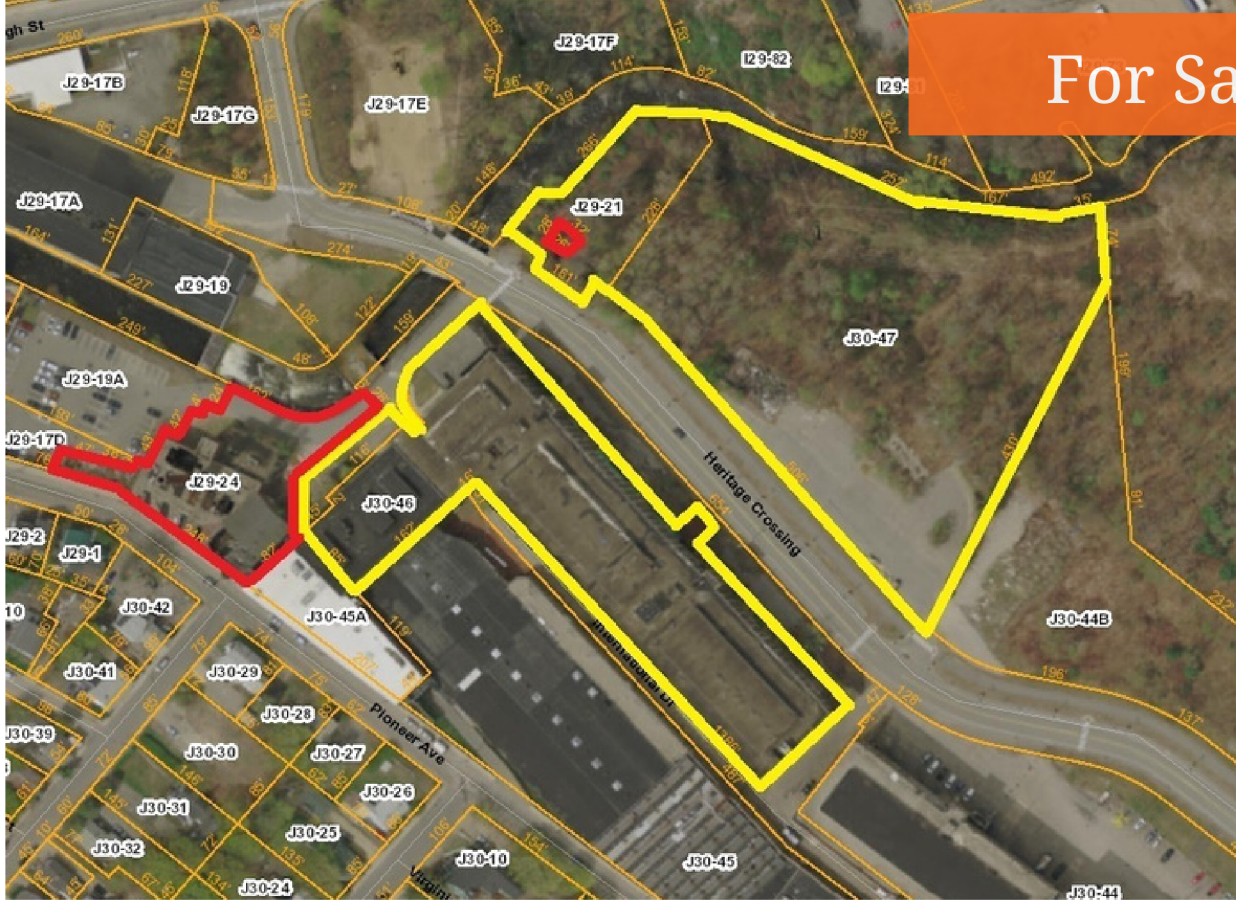
SVNMasielloGroup.com

10 International Drive Sanford, ME 04073

This property was the former home of Maine Spinning Co, North Star Woolen Company, Sutton Mills, Brooks Woolen Company, and International Woolen Company which stopped operating at this site in 2000. The property is 5 floors with 9'-17' Clear Height accessed by two stairwells and 5 freight elevators. One loading dock has a scissor lift. Ample power, 3 Phase 4,160 Volts. Ample manufacturing equipment are still on premises. Cement floors clad with wood planks. The property needs work.

Phase I & II, and structural report available upon request

For Sale



Property Overview:

Building type:	Industrial
Sale Price:	Subject to Offer
Building Size:	319,2320 SF
Year Built:	1922
Year Renovated:	1997
Zoning:	Light Industrial



Population

1/4 mile: 904
 1/2 mile: 3,748
 1 mile: 7,807



Median Income

1/4 mile: \$51,590
 1/2 mile: \$53,415
 1 mile: \$56,309



Median Age

1/4 mile: 26 years
 1/2 mile: 29 years
 1 mile: 35 years



163 South River Rd, Bedford, NH 03110
 833-746-6479 | SVNMaselloGroup.com