

# FOR LEASE | BUILD-TO-SUIT DEVELOPMENT PARCEL

211 CENTER ROAD, FAIRFIELD, ME 04937



## PROPERTY HIGHLIGHTS

- 3.11± acre development site located on the corner of Sheridan Drive and Center Road and adjacent to Central Maine Power and Maine General Eye Center.
  - > Can be subdivided into three separate parcels approximately one acre each.
- Located in a Commercial zone allowing for a number of uses including industrial, manufacturing, office, medical office and retail, as well as institutional uses.
  - > Industrial and retail uses preferred. Flexible site that can accommodate a 30,000-40,000 sf industrial building OR up to two retail pads with a small flex building on rear parcel.
- Area businesses include Irving, Subway, CMP, Hammond Tractor Company, Maine General, Sheridan Construction, Pike Industries and the Kennebec Montessori School.
- Land Lease or Build-To-Suit; see broker for pricing.

# FOR LEASE | BUILD-TO-SUIT DEVELOPMENT PARCEL

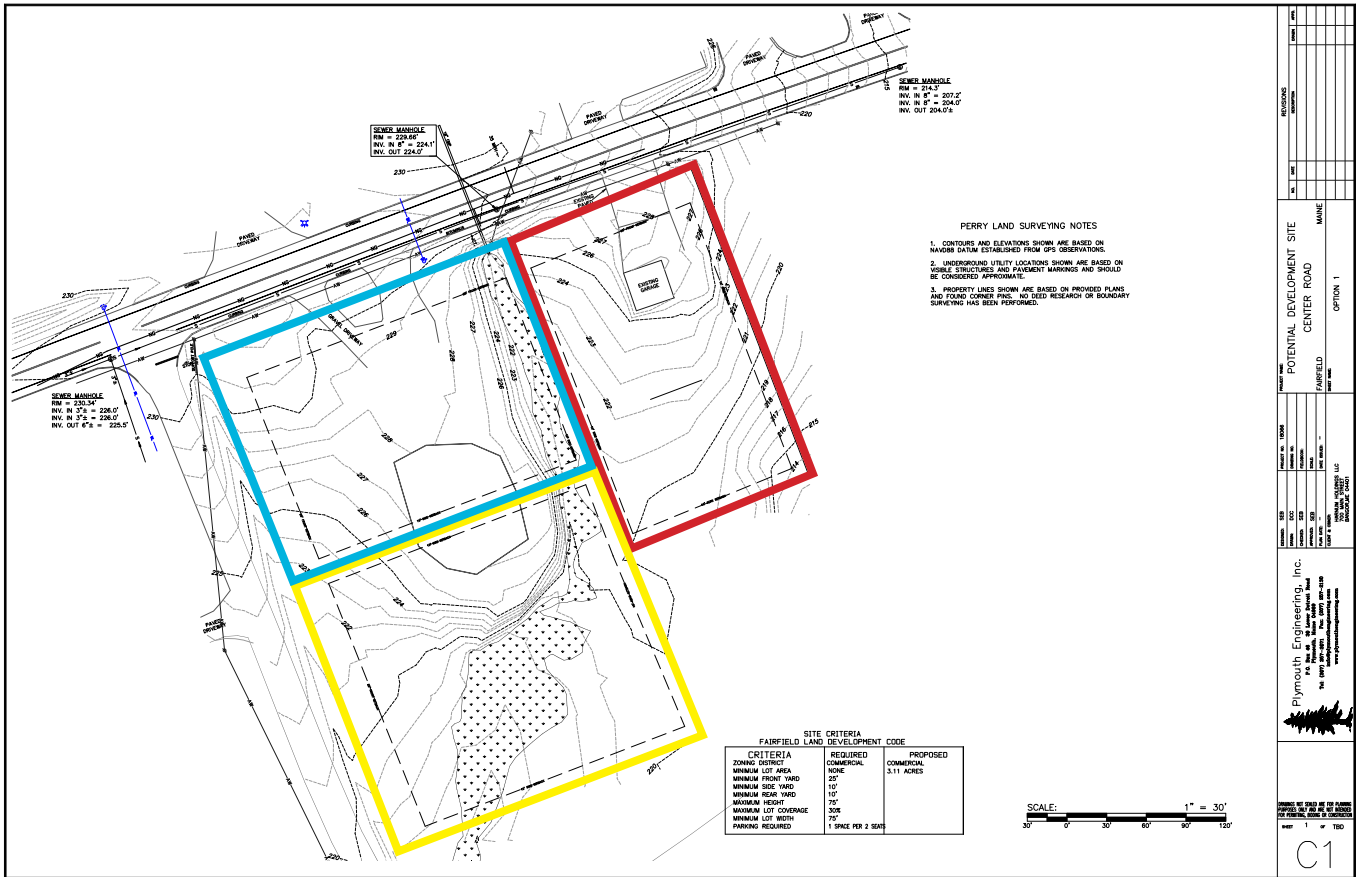
211 CENTER ROAD, FAIRFIELD, ME 04937



## PROPERTY DETAILS

|                 |                           |
|-----------------|---------------------------|
| OWNER OF RECORD | Keel & Rudder, LLC        |
| LAND AREA       | 3.11± Acres               |
| ASSESSOR'S REF  | Map 36, Lot 23            |
| ZONING          | C - Commercial            |
| UTILITIES       | Municipal water and sewer |
| LEASE RATE      | See broker for details.   |

## PROPOSED SUBDIVISION PLAN



## CONTACT US



**DEREK MILLER**  
 Partner  
 +1 207.553.1721 D  
 +1 207.240.0032 C  
[dmiller@boulos.com](mailto:dmiller@boulos.com)

©2023 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.