



# FOR SALE

**128 WELD ROAD  
WILTON, ME 04294**

- 31.4± ACRES IMPROVED WITH AN INDUSTRIAL COMPLEX TOTALING 272,727± SF
- IDEAL FOR A WIDE RANGE OF BUSINESSES INCLUDING MANUFACTURING, WAREHOUSING, AND DISTRIBUTION
- 230± ON-SITE PARKING SPACES PLUS ADDITIONAL TRAILER PARKING
- 14± LOADING DOCKS AND DRIVE-IN ACCESS
- SIGNIFICANT INCOME POTENTIAL



# FOR SALE | INDUSTRIAL/WAREHOUSE BUILDING

128 WELD ROAD, WILTON, ME 04294



## PROPERTY DETAILS

<b>OWNER OF RECORD</b>	Gray's Trucking Inc.	<b>COLUMN SPACING</b>	30'-0" and 35' x 41'-5" (varies)
<b>REGISTRY OF DEEDS</b>	Book 4156, Page 342	<b>HVAC</b>	Oil, propane gas, and wood-fired furnace
<b>ASSESSOR'S REF</b>	Map 29, Lot 001	<b>ELECTRIC</b>	480v/3-Phase, 277v/3-Phase 2,000 Amp See broker for additional details.
<b>LAND AREA</b>	31.4± Acres	<b>PARKING</b>	230 ± on-site spaces plus additional trailer parking
<b>ZONING</b>	Industrial	<b>ASSESSED VALUE</b>	Land: \$ 145,450 Bldgs: \$1,373,072 Total: \$1,518,522
<b>LOADING DOCK(S)</b>	14± and drive-in access	<b>CEILING HEIGHT</b>	12' - 20'
<b>CEILING HEIGHT</b>	12' - 20'	<b>R.E. TAXES</b>	\$32,345 (FY 2024)
<b>UTILITIES</b>	Municipal water & sewer	<b>SALE PRICE</b>	\$4,750,000 (\$17.68/sf)

## BUILDING SIZES

**Main Building:** 195,000± sf above-grade industrial  
22,000± sf below-grade industrial w/12' ceilings

**Office Area:** Two (2) levels at:  
1st Floor - 4,700± sf  
2nd Floor - 4,700± sf (older portion)

2014 office section:  
Basement - 10,400± sf  
1st Floor - 10,400± sf  
2nd Floor - 10,400± sf

**Free-Standing Industrial Building:** 11,000± sf

**TOTAL SF:** 272,727± SF (231,500± sf above grade)

## INCOME

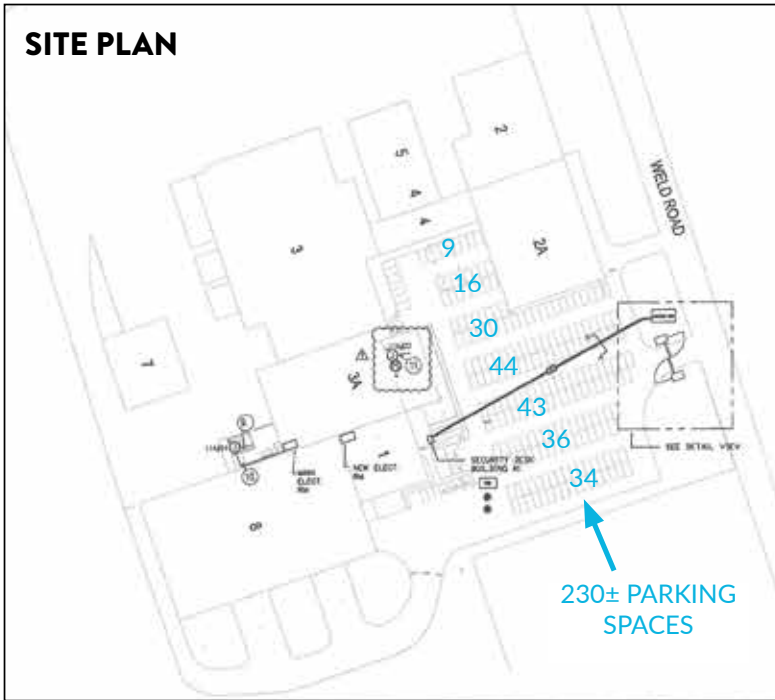
**Estimated NOI:** Net Operating Income estimated at \$400,000±/yr  
(Reported by owner)



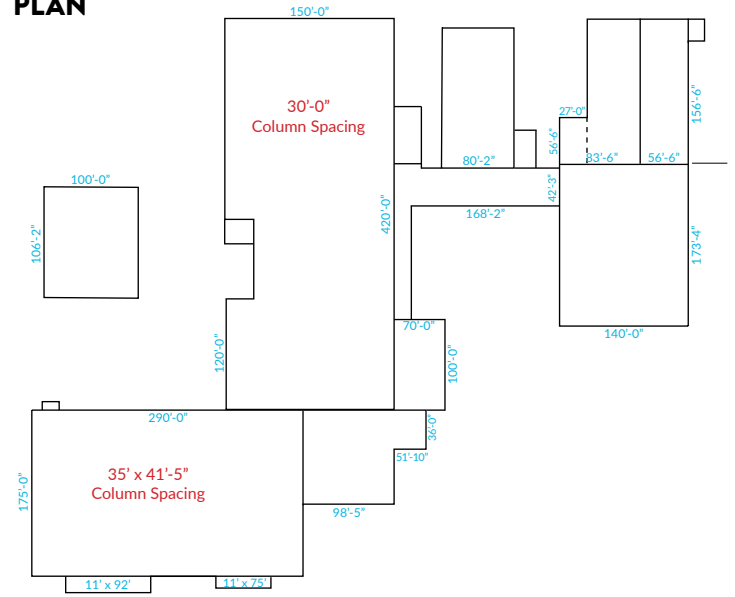
# FOR SALE | INDUSTRIAL/WAREHOUSE BUILDING

128 WELD ROAD, WILTON, ME 04294

## SITE PLAN

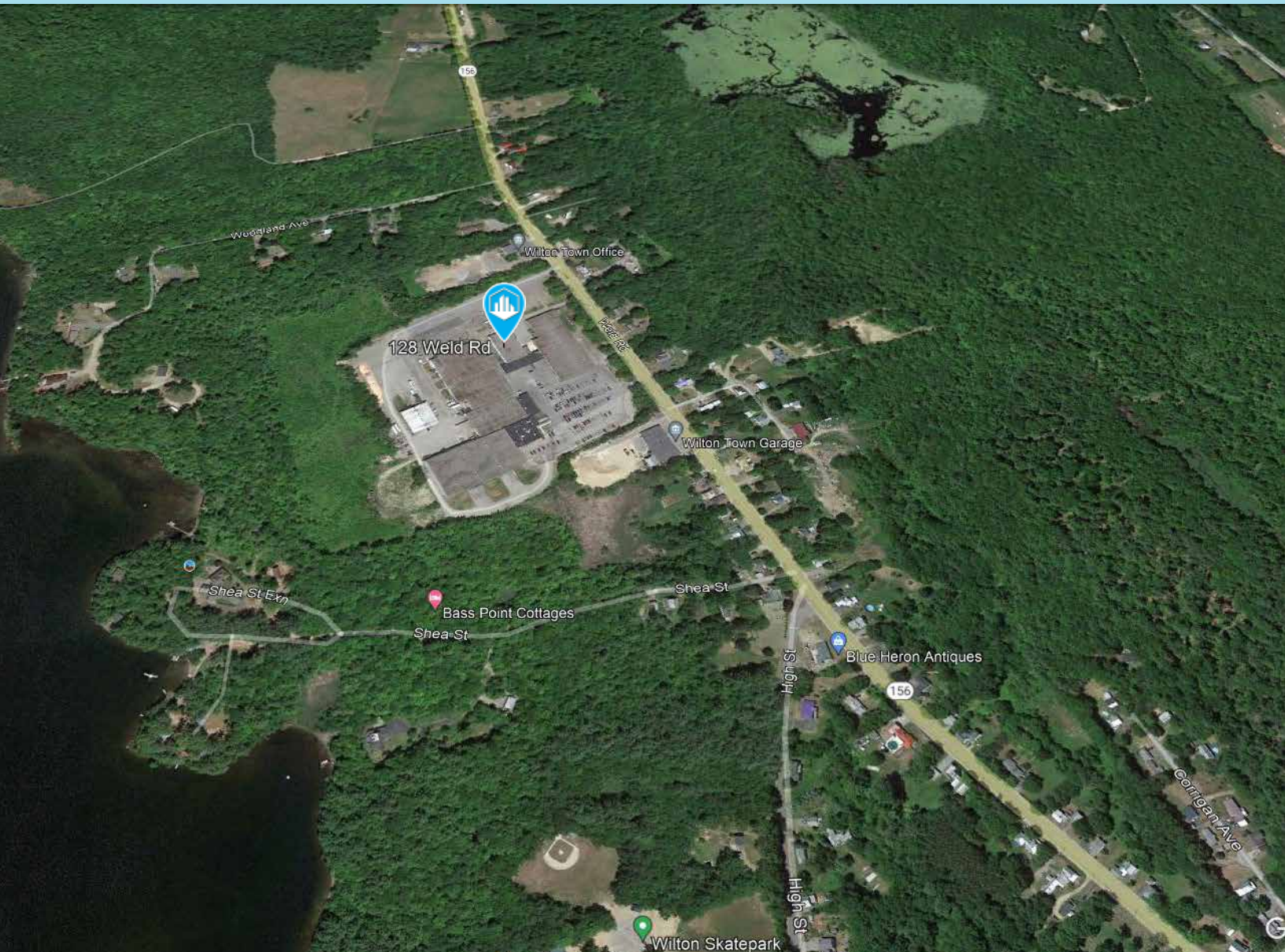


## BUILDING PLAN



# FOR SALE | INDUSTRIAL/WAREHOUSE BUILDING

128 WELD ROAD, WILTON, ME 04294



## CONTACT US



**DREW SIGFRIDSON, SIOR**  
Partner

+1 207.553.1705 D  
+1 207.831.5838 C  
dsigfridson@boulos.com



**REESE MCFARLANE**  
Associate

+1 207.553.1734 D  
+1 207.712.6987C  
rmcfarlane@boulos.com

©2024 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.