

# FOR LEASE

16 Meadow Road Extension & 7 Augusta Road  
Topsham, ME 04086



## FORMER PROPERTY MANAGEMENT & LANDSCAPING HEADQUARTERS

### PROPERTY HIGHLIGHTS

- Large gravel laydown yard for vehicle or product storage
- 4,104± SF maintenance facility with office, bathroom, and breakdown
- Directly off Route 201 next to Auburn Concrete
- 17± acres adjacent for expansion
- Priced to move before winter!



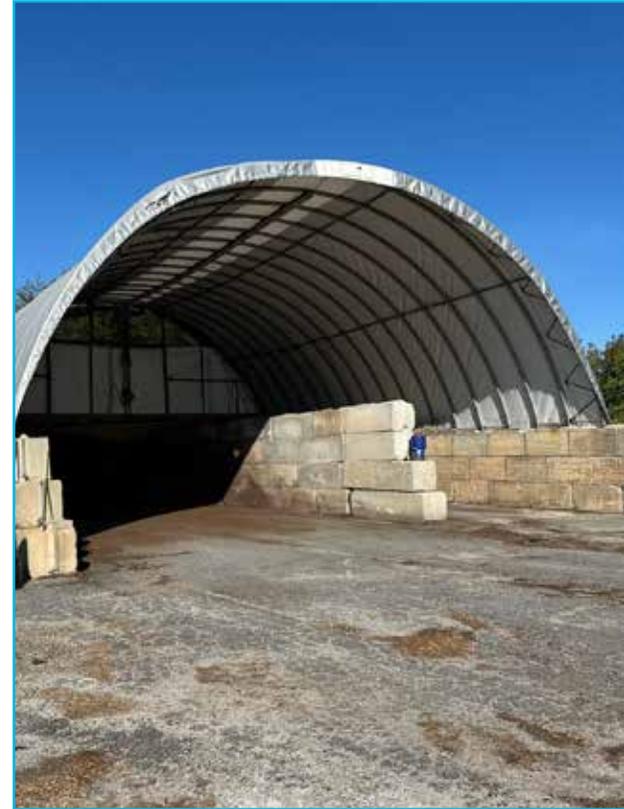
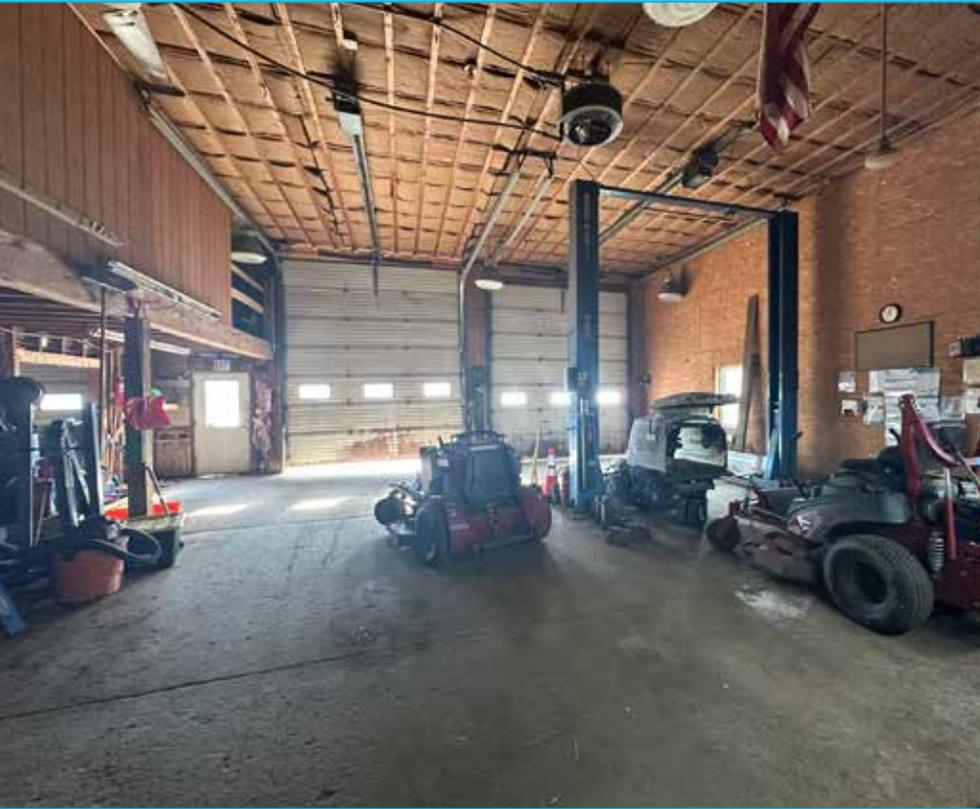


## PROPERTY DETAILS

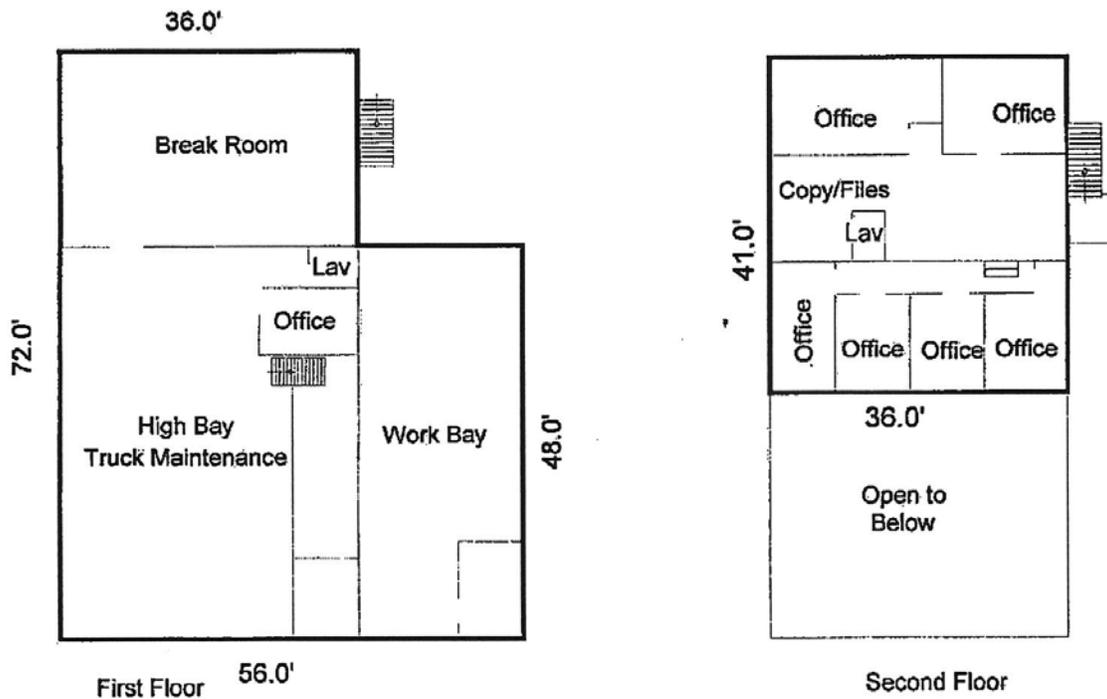
<b>OWNER</b>	16 Meadow Road Extension LLC & Goodall Landscaping Inc.
<b>ASSESSOR'S REFERENCE</b>	R05/Lot 078 & R05/Lot 080A
<b>DEED REFERENCE</b>	2015R/7805 & 2015R/2443
<b>ZONING</b>	RCU - Rural Commercial Use
<b>BUILDING SIZE</b>	4,104± SF
<b>LOT SIZE</b>	Up to 22± acres total - estimated 4± acres cleared with immediate use for laydown/outdoor storage
<b>LOT FRONTAGE</b>	305'
<b>YEAR BUILT</b>	1986
<b>NO. OF STORIES</b>	Two (2)
<b>CONSTRUCTION</b>	Wood framed
<b>UTILITIES</b>	Private water & sewer
<b>POWER</b>	208/120V
<b>HEATING SYSTEM</b>	TBD
<b>CEILING HEIGHT</b>	15' in industrial areas
<b>DOCKS/DOORS</b>	Two (2) 8'x8' overhead doors & one (1) 10'x14' overhead door
<b>AREA BUSINESSES</b>	Auburn Concrete, Wicked Joe's Coffee, Precast of Maine
<b>NNN Expenses</b>	\$3,262.50/year for taxes, \$4,500/year for insurance (estimated)
<b>LEASE RATE</b>	See Broker for details



## PROPERTY PHOTOS



## FLOOR PLAN



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## CONTACT US



**CHRIS PASZYC, CCIM, SIOR**  
Managing Partner, Broker

+1 207.553.1709 D  
+1 207.939. 4147 C  
[cpaszyc@boulos.com](mailto:cpaszyc@boulos.com)

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