

Available For Sale

51 Industrial Road

Waterville, Maine



Owner:

Dicenzo Realty, Inc.

Total Building Size:

34,418± SF

Space Breakdown:

25,906± SF Warehouse

8,512± SF Office

Lot Size:

6.65 ± Acres

Zoning:

Industrial District

Number of Stories:

One (1)

Building Age:

1965

Construction:

Concrete block/steel beam

Roof:

Tar and gravel

Floor:

Reinforced concrete

Sale Price:

\$1,500,000 at a 10% cap rate



Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

contact information

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51 Industrial Road

Waterville, Maine

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Assessor's Reference:

Map: 67, Lot: 60

Assessment:

Land: \$138,600

Building: \$820,100

Total: \$958,700

Taxes (2007/2008):

\$23,871

Parking:

Ample on-site

Loading Doors:

Six on grade 14' overhead doors

Miscellaneous:

This property is net leased to Fairpoint Communications on a five-year initial term starting October, 2008.

Heat:

Warehouse: Overhead radiant propane

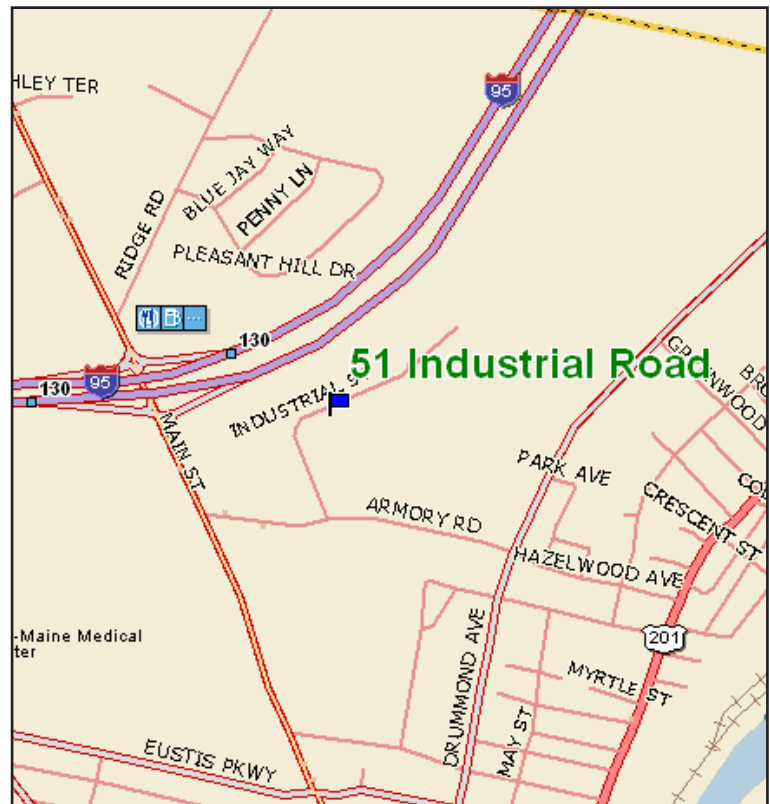
Office: Forced hot water

Restrooms:

Two male and two female

Sprinklers:

Yes



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