

Building A

(Formerly Casco Bay Brewing, Co.)

Building Size: 5,000± SF (warehouse)

Assessors Reference: Map: 327-A, Lot: 8, 1

Deed Reference: Book: 15502, Page: 150

Year Built: 1988

Ceiling Height: 15'4"

Docks/Doors:

One (1) loading dock with loading plate

One (1) overhead door 12' x 10'

Electrical: 3 phase, 400 Amp, 240 volt

Construction: Cinder block with steel roof trusses

Roof: Metal roof deck

Heat: Natural gas-fired modine system - forced hot air

Annual Taxes (2008): \$4,659.76

Fully Leased for 5 Years

Year 1: \$29,750

Year 2: \$29,750

Year 3: \$29,750

Year 4: \$30,642.50

Year 5: \$31,561.77

Aspen Park Business Condos

Building B

Building Size:

Warehouse 1,500± SF

Office 3,500± SF

Total 5,000± SF

Assessors Reference: Map: 327-A, Lot: 8, 2

Deed Reference: Book: 15501, Page: 150

Year Built: 1988

Ceiling Height:

15' x 4" Warehouse

9' Office

Dock/doors:

One (1) 8' x 8' overhead door

One (1) 8' x 8' loading dock

Construction: Cinder block w/steel roof trusses

Roof: Metal roof deck

Heat: Natural gas fired - forced hot air

Annual Taxes (2008): \$5,800.32

Tenants - Fully Leased for 2+ Years

Tenant 1: Medical Staffing Network

1,750± SF

Annual rent: \$19,712 - Modified gross

Tenant 2: Allagash Brewing Company

3250± SF

Annual Rent: \$17,875 - Modified Gross

Building C

Building Size:

Storage (Mezzanine) 2,500± SF

Warehouse 5,000± SF

Total 7,500± SF

Available Space: None

Assessors Reference: Map: 327-A, Lot: 8, 3

Deed Reference: Book: 15502, Page: 150

Year Built: 1988

Annual Taxes (2008): \$6,224.40

Tenants:

Tenant 1: Maine Bay Canvas

Owner occupied - will

consider sale lease back



Sale Price
(all three buildings)
\$1,200,000

Seller will consider selling buildings separately.



contact information

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www.dunham-group.com

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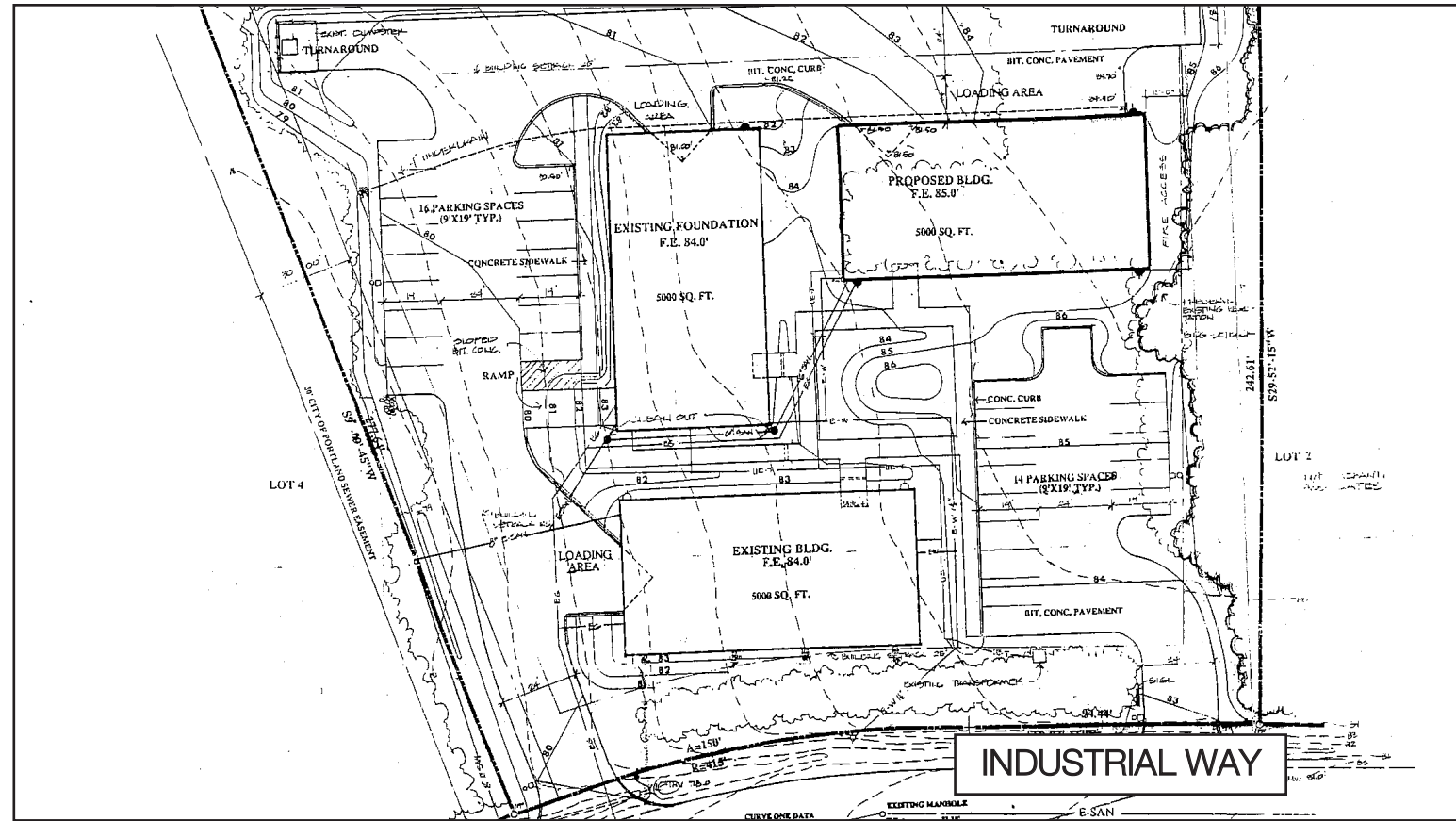
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Aspen Park Business Condos

53-57 Industrial Way
Portland, Maine



AVAILABLE FOR SALE



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NAI The Dunham Group is pleased to offer the Aspen Park Business condos for sale. Conveniently located within minutes of Forest Avenue and the Maine Turnpike, this great investment property consists of three fully-leased buildings totaling 17,500± SF.