

For Sale  
Industrial Property  
\$1,750,000



## 1 Eagle Drive

Sanford, Maine 04073

### Property Highlights

- Heavy electrical service
- Five (5) loading docks with levelers
- Two (2) drive-in OHDs
- 12'-22' ceiling height

### Property Description

We are pleased to offer for sale a 97,150± SF former manufacturing building together with 10.15± acres of land. The building has 2500 Amp, 480 volt, 3 phase electrical service. 1 Eagle Drive is located adjacent to Lowe's and Walmart, and sits across the road from the Sanford Seacoast Regional Airport. With 800'± of frontage on Main Street/ Route 109, the property has excellent visibility.



### Broker Contact

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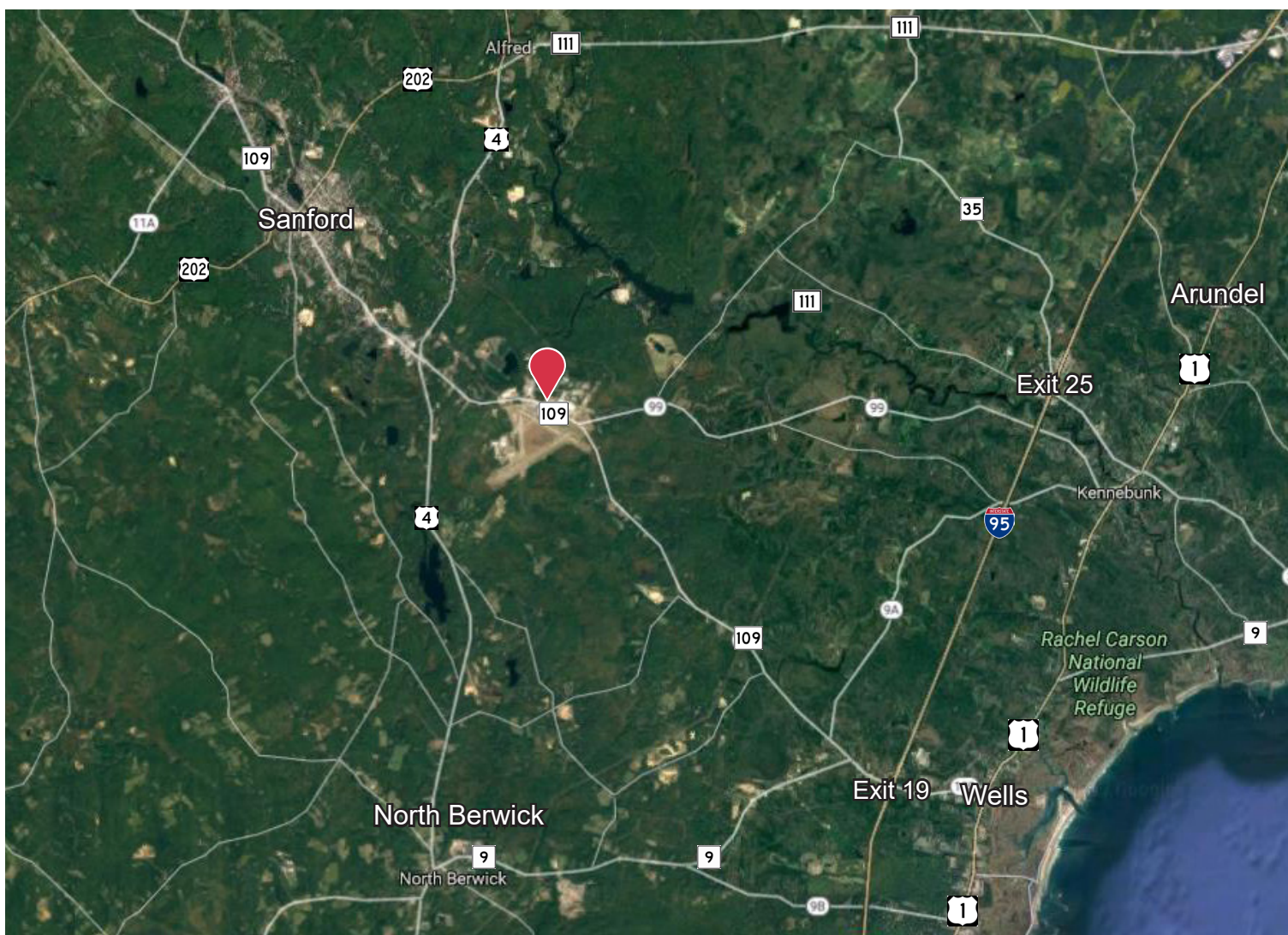
## Property Overview

Owner	Southern Maine Health Care		
Building Size	97,150± SF		
Lot Size	10.15± acres		
Assessor's Reference	Map R19, Lot 2A		
Deed Reference	Book 14468, Page 608		
Tax Assessment	Building	\$1,960,600	
	Land	\$452,000	
	Other	\$77,800	
	Total	\$2,490,400	
Annual Taxes	\$51,053.20 (FY '18-19)		
Zoning	Industrial Business (IB)		
Building Age	1981		
Building Construction	Steel frame with steel columns, translucent illuminating insulated fiberglass panels on Southeast and Northwest walls		
Roof	Flat EDPM with interior roof drains		
Flooring	Concrete slab with carpeting and vinyl in finished areas		
Utilities	Municipal water and sewer, natural gas available on Eagle Drive		
Ceiling Height	12'-22'		
Loading Docks	Five (5) with electric opens and load levelers		
Drive-in OHDs	One (1) 14'×14' door; One (1) 8'×10' door		
Heat/HVAC	Two (2) Cleaver Brooks oil-fired hot water boilers and eleven (11) roof top electric air conditioner handlers		
Electrical	2500 Amp, 480 volt, 3-phase, 4 wire		
Generator	110 KW diesel emergency generator		
Lighting	Fluorescent fixtures throughout		
Sprinkler System	Full wet system throughout		
Bathrooms	Five (5) half baths, six (6) men's and women's rooms		
Parking	Ample, paved parking on-site		
Road Frontage	803'± along Main Street (Route 109) and 700'± along Eagle Drive		

**SALE PRICE : \$1,750,000**



1 Eagle Drive







Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### *Right Now You Are A Customer*

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### *You May Become A Client*

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### **COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW**

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

### **WHAT IS A DISCLOSED DUAL AGENT?**

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### ***Remember!***

*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### **THIS IS NOT A CONTRACT**

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

*To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*