

FOR SALE

Warehouse/Light Industrial

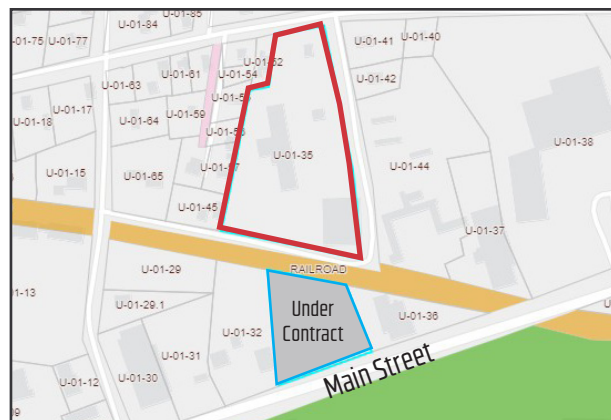
22,259± SF | 3.35± acres | \$1,575,000



12 Railroad Street, South Paris, ME

Property Highlights

- *Flexible buildings*
- *Over 3 acres, paved and finished*
- *Convenient location*
- *Ideal for auto-related user or warehousing*



Property Description

We are pleased to offer for sale this one of a kind mixed-use opportunity at 12 Railroad Street in South Paris. This 3.35 acre parcel features two main buildings (totaling about 21,500± SF) and two out-buildings. Formerly an auto storage and repair center, this property can be used as-is or redeveloped into other storage/light industrial uses.

Broker Contact

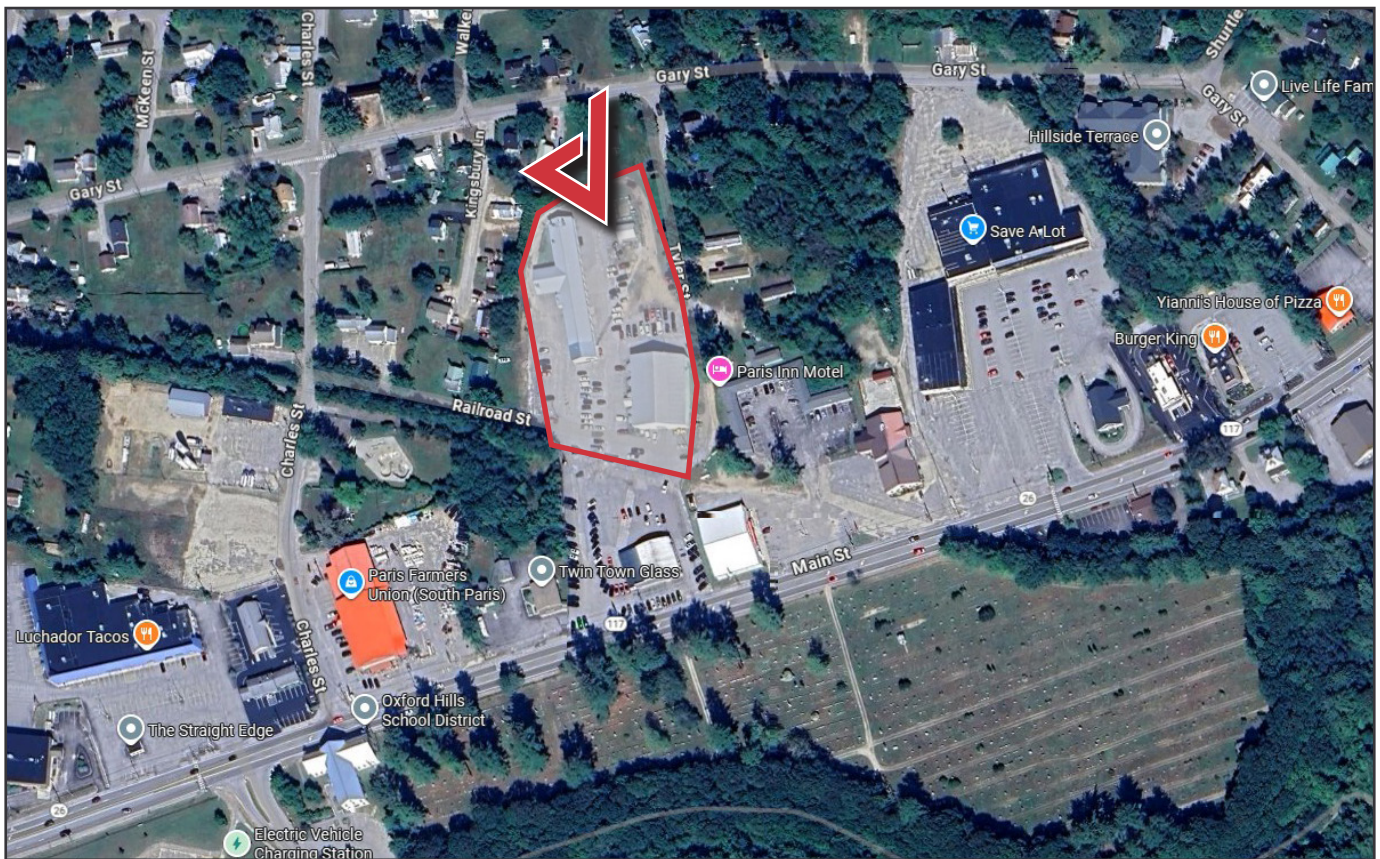
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Property Overview

Owner	Five-County Credit Union
Lot Size	3.35± acres
Available Space	22,259± SF (4 Buildings)
Assessor's Reference	Map U1, Lot 35
Zoning	Commercial

FOR SALE : \$1,575,000



Building 1 - Former Auto Service



Available Space	10,353± SF (119' x 87') 2,000± SF mezzanine 12,353± SF Total
Year Built	1980
Building Construction	Structural Steel
Roof	Sloped Metal
Flooring	Slab on grade
Utilities	Public water and sewer
Overhead Doors	Two (2) 14' doors
Ceiling Height	16'±
Restrooms	Two (2)

Building 2 - Former Collision Center

Available Space	9,156± SF
Year Built	1942, remodeled 1987
Building Construction	Structural Steel
Roof	Sloped Metal
Flooring	Slab on grade
Utilities	Public water and sewer
Overhead Doors	Seventeen (17) OHD
Ceiling Height	10 - 12'±
Restrooms	Two (2)



Building 3 & 4 - Storage Shed

Available Space	750± SF (25' x 30') each
Year Built	Unknown
Building Construction	Metal siding
Roof	Sloped Metal
Flooring	Slab on grade
Utilities	None
Restrooms	None

