

# FOR SALE

## Office/Warehouse Building

\$7,050,000 | 38,502± SF



## 20 Pomerleau Street, Biddeford

### Property Highlights

- Rail operation for LP gas off-loading facility
- 1600 amp, 3-phase power
- 1± mile from Maine Turnpike/I-95
- Permits and approvals for 6,000± SF and 10,000± SF buildings



### Property Description

We are pleased to offer 10,800± SF of office space and 27,702± SF of manufacturing space with loading docks and drive-in OHDs. The property is currently leased to Atlantic Sea Farms (28,000±SF); RW. Gillespie & Associates (6,166±SF); and Southern Maine Finance Agency (1,200± SF) along with the rail operation that has four (4) rail sidings.



### Broker Contact

Greg Hastings

ghastings@dunhamgroup.com

www.dunhamgroup.com



## Property Overview

Owner	Westfield, Inc	
Assessor's Reference	Map 2, Lot 81	
Deed Reference	Book 9128, Page 22	
Building Size	38,502± SF	
Lot Size	16.11± acres (parcel included 26 Pomerleau Street property)	
Annual Taxes	\$36,124.57 (FY '21 - FY '22)	
Zoning	I-3	
Multi-Tenant Building	Southern Maine Finance Agency	1,200± SF
	Atlantic Sea Farms	28,000± SF
	Gillespie & Associates	6,166± SF
	Conference Rooms (in common)	2,000± SF
	Vacant Office Space	1,136± SF
Year Built	1979	
Building Construction	Wood frame and wood trusses	
Roof	Rubber membrane (2021)	
Flooring	Concrete slab	
Utilities	Municipal water and sewer, LP gas, natural gas line in Pomerleau Street	
Ceiling Height	12'± clear height	
Overhead Doors	Four (4)	
Loading Docks	Two (2)	
Heat/HVAC	LP gas-fired FHA unit heaters, heat pumps (updated 2021)	
Electrical	1600 Amp, 120/208 volt, 3-phase	
Lighting	Fluorescent and LED fixtures	
Sprinkler System	Full coverage with dry and wet systems	
Parking	Ample, on-site parking	
Accessibility	1± mile from Maine Turnpike/I-95, Exit 32	
Miscellaneous	<ul style="list-style-type: none"> <li>- Outside storage available</li> <li>- Rail on-site</li> <li>- Additional 6,000± SF and 10,000± SF building can be constructed on the property. Owner has permits and site engineering in place.</li> <li>- Food grade production areas</li> </ul>	





## Rail Operation

Rail Sidings	Four (4)
NOI	Approximately \$150,000/year

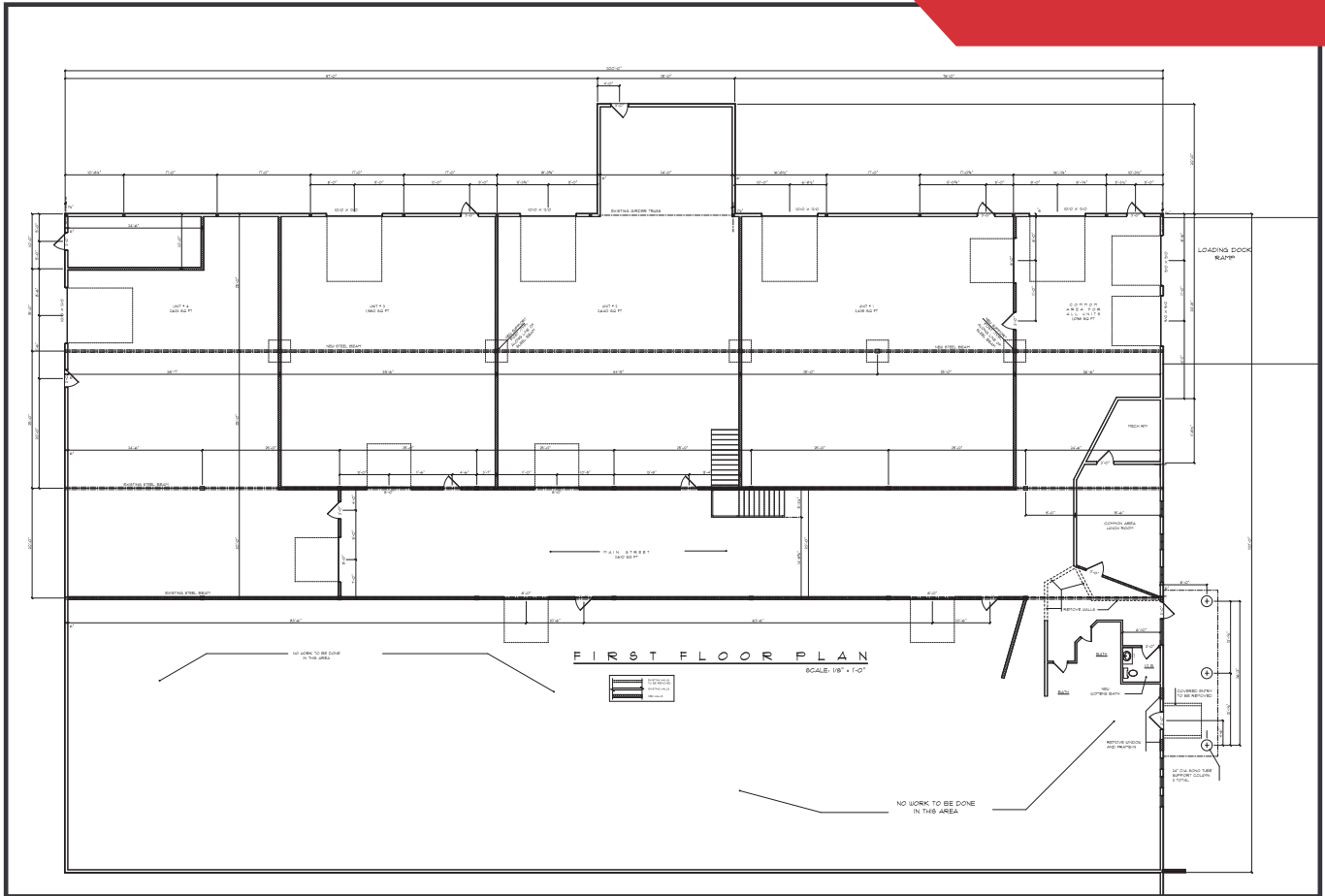
**FOR SALE : \$7,050,000**











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.





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:

- ✓ 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.



# FOR SALE

## Industrial Building

4,864± SF | \$480,000



## 26 Pomerleau Street, Biddeford

### Property Highlights

- *Zoned for outside storage*
- *Trench drains*
- *Designed for truck maintenance facility*
- *2,400± SF covered truck port*



### Property Description

We are pleased to offer the 26 Pomerleau Street property for sale. The property was used as a truck maintenance facility for Wood Structures. The building has 3-phase electrical service, compressed air lines, and trench drains. The property is located approximately 1 mile from the Maine Turnpike/I-95, Exit 32.



### Broker Contact

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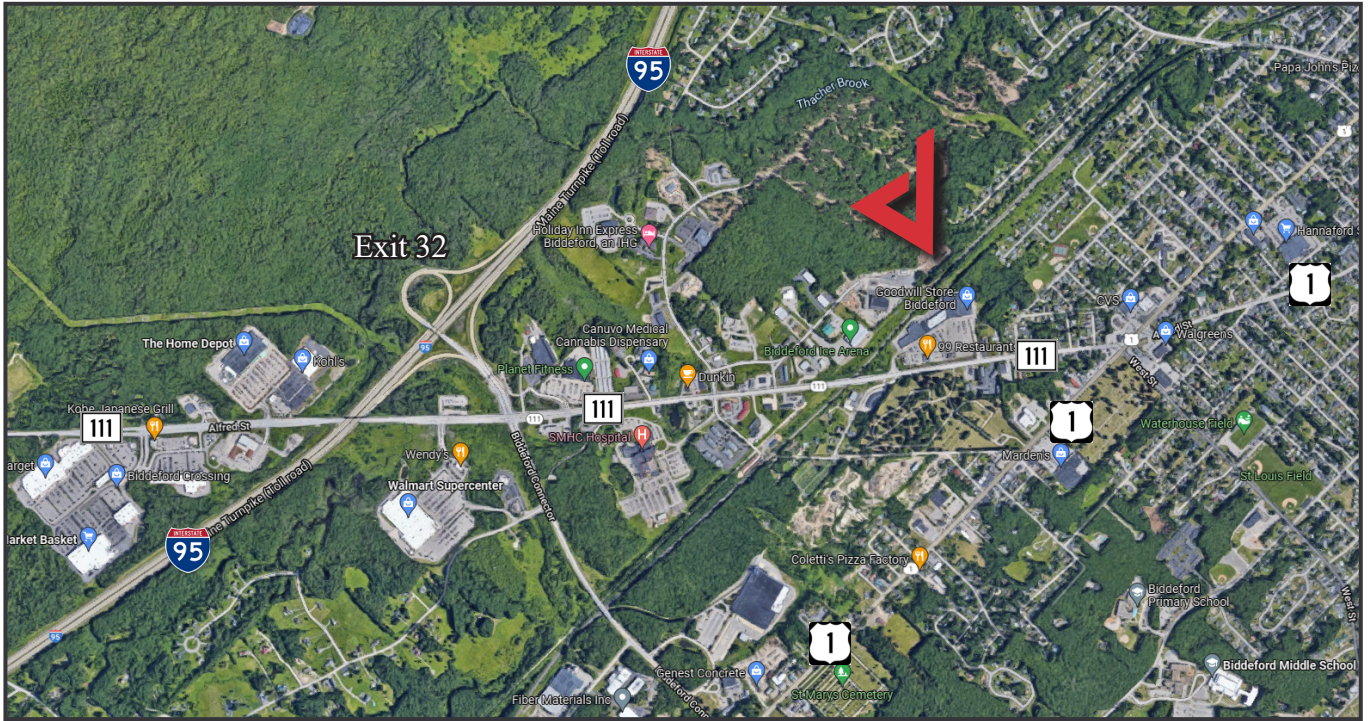


## Property Overview

Owner	Westfield, Inc
Assessor's Reference	Map 2, Lot 81
Deed Reference	Book 9128, Page 22
Building Size	4,864± SF
Lot Size	Portion of 16.11 acre parcel for 20-26 Pomerleau Street
Annual Taxes	\$36,124.57 (FY '21 - FY '22) Taxes include 20 Pomerleau Street property
Zoning	I-3
Utilities	Private well and septic system, LP gas
Roof	Sloped asphalt shingle
Year Built	1986
Siding	Wood
Floors	Concrete slab
Ceiling Height	18'±
Heat	Office : LP gas stove   Warehouse : LP gas-fired FHA unit heaters
Overhead Doors	Six (6) 12'x14'
Lighting	Fluorescent and HPS fixtures
Electrical	400 amps, 3-phase power
Sprinkler System	None
Parking	Ample, on-site
Accessibility	1± mile from Maine Turnpike/I-95, Exit 32
Rail Access	Rail access for shipping & receiving with potential fro specific rail siding configuration
Miscellaneous	<ul style="list-style-type: none"> <li>- Storage mezzanine above office area</li> <li>- Trench drains in garage area</li> <li>- Compressor and compressed air lines</li> <li>- Covered truck port (31' x 80') attached to building</li> </ul>

**FOR SALE : \$480,000**





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