FOR SALE

Manufacturing/Warehouse

52,000± SF | 4.379± acres

20 Morin Street, Biddeford

Property Highlights

- *4 Dock Doors & 5 OHDs*
- *1200 amp, 3-phase power*
- *5-Ton Crane*
- *3 Minutes to I-95*

Property Description

We are pleased to offer this 52,000± SF industrial building for sale at 20 Morin Street in Biddeford, Maine. The property features 1200 amp, 3-phase power, 4 dock doors, 5 overhead doors, a 5-ton crane, and ample lay down area. The convenient Biddeford Industrial Park location offers easy access to I-95 and Route One.

TC Haffenreffer | tc@dunhamgroup.com | 207.956.0091
Sylas Hatch | shatch@dunhamgroup.com | 207.485.5511
207.773.7100 | dunhamgroup.com

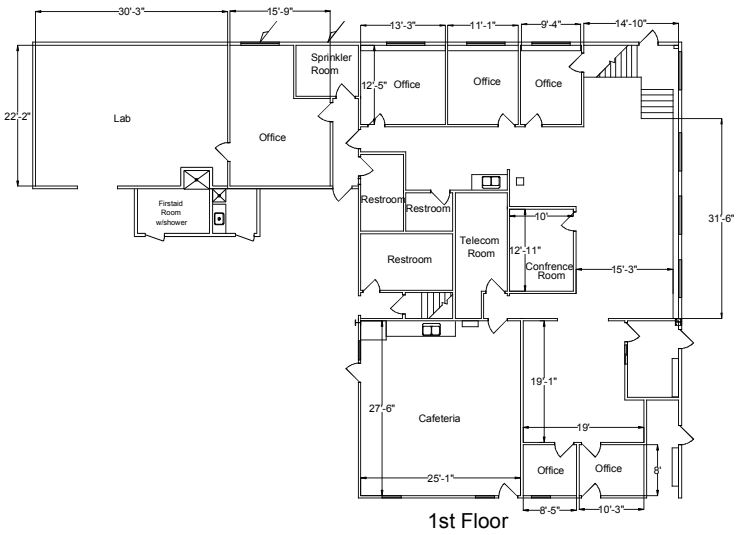
The Dunham Group | Commercial Real Estate

Property Overview

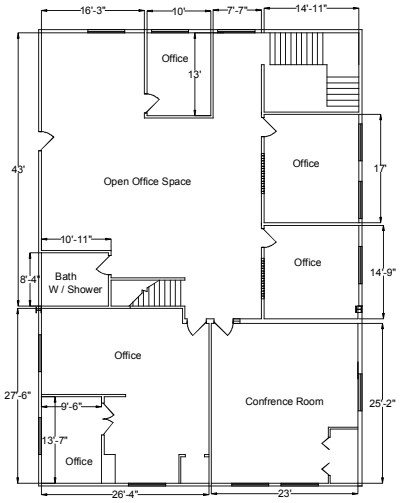
Owner	20 Morin Street, LLC
Building Size	52,000± SF
Lot Size	4.379± acres
Available Space	52,000± SF
Space Breakdown	Warehouse/Manufacturing 44,440± SF Office 7,560± SF Total 52,000± SF
Zoning	Industrial (I-1, see attached chart)
Assessor's Reference	Map 11, Lot 9-1
Year Built	1984
Construction	Pre-engineered metal
Roof	Sloped metal
Floors	Concrete slab
Siding	Metal
Flooring	Concrete slab
Clear Height	18' -25'±
Utilities	Municipal water/sewer, natural gas
Sprinkler System	Combination of wet and dry system
Loading Docks	Four (4) 10' x 10'
Drive-in OHDs	Five (5) - multiple sizes
Crane	5-ton crane
HVAC	Central air in office
Electrical	1200 amp, 277/480 volt, 3-phase
Lighting	Mix of fluorescent and LED fixtures throughout
Bathrooms	Men's and Women's restrooms in office
Parking	82 spaces on-site

FOR SALE : $5,950,000

20 Morin Street

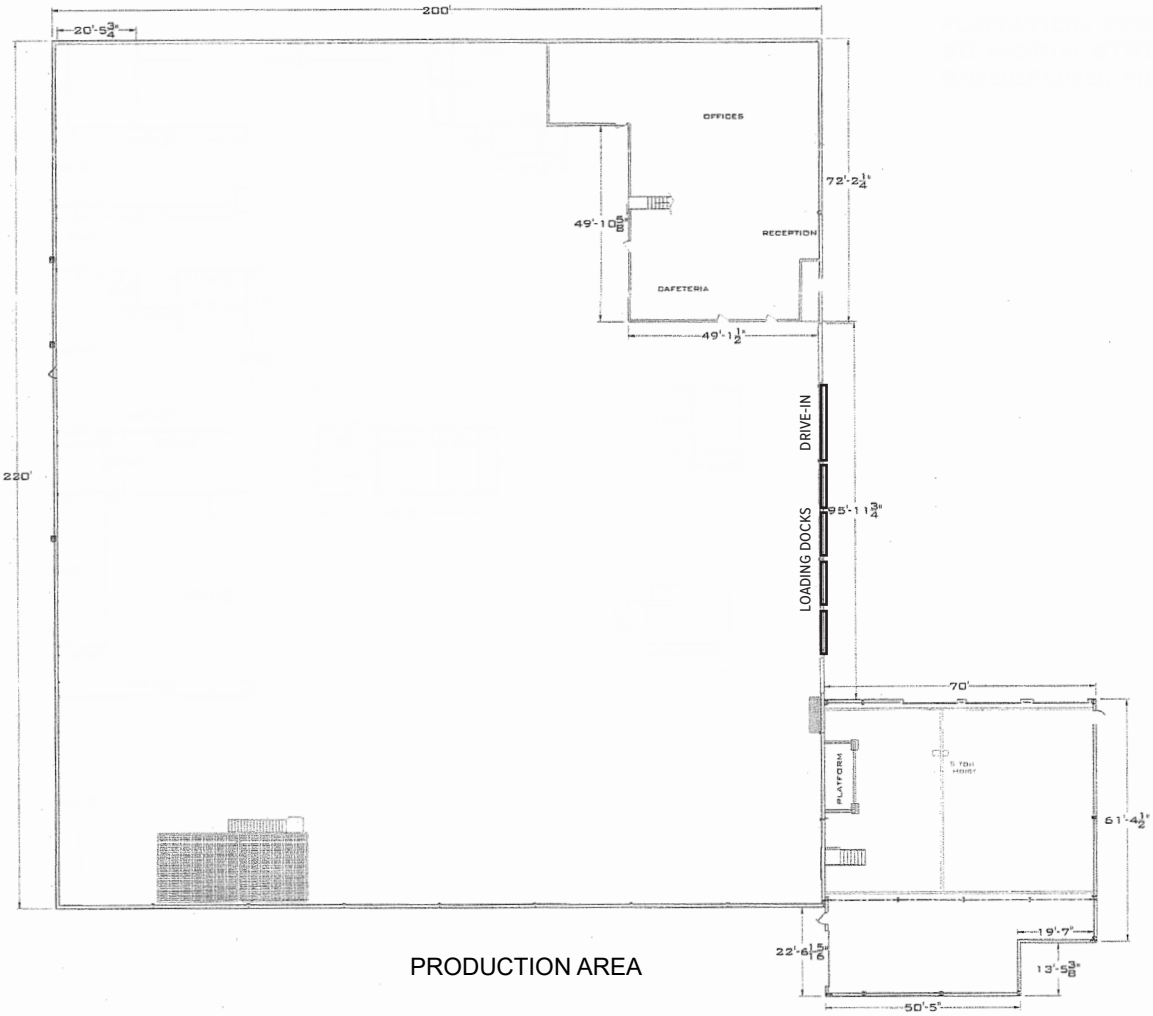


1st Floor

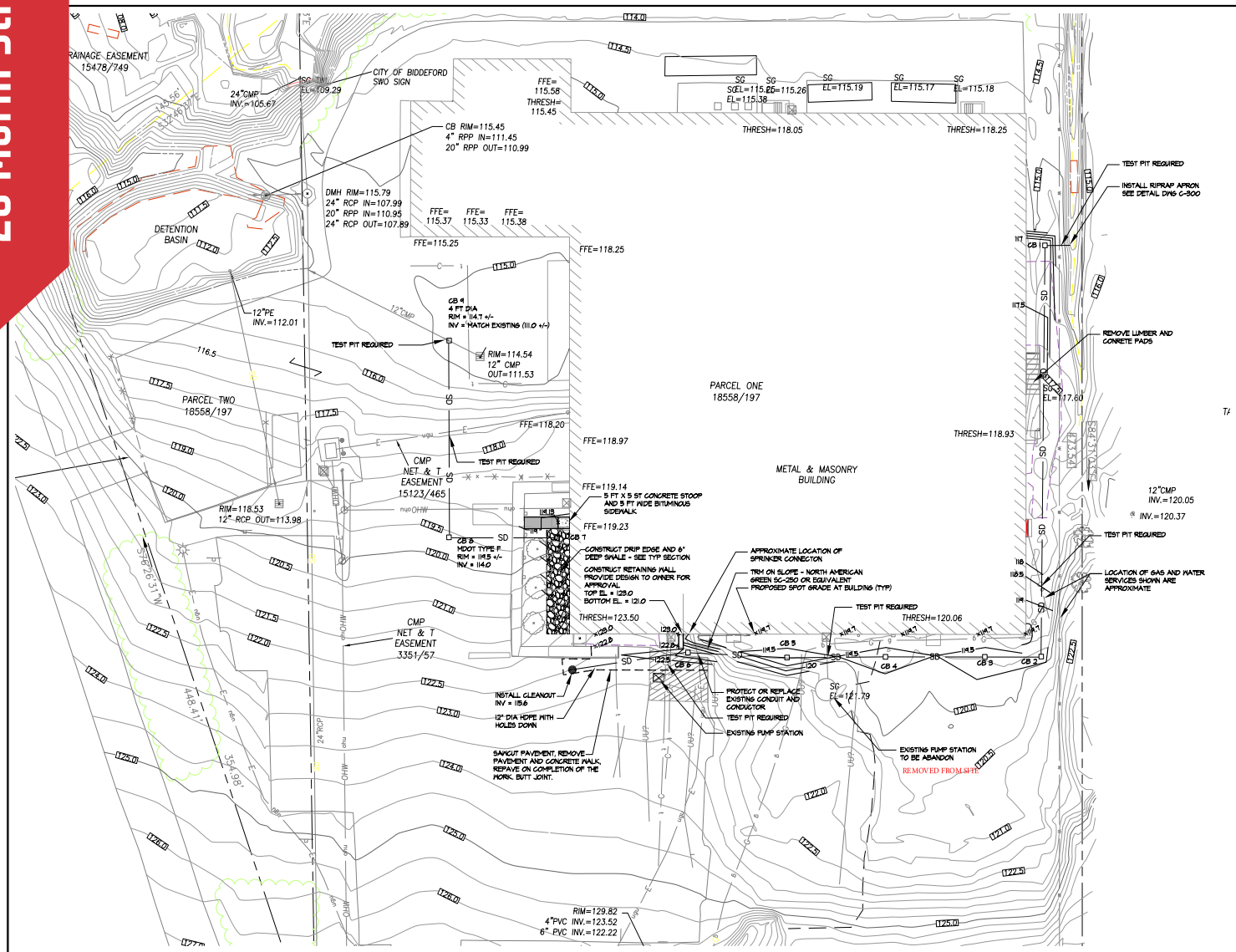


2nd Floor

OFFICE AREA



PRODUCTION AREA



UTILITY NOTES:

1. TOPOGRAPHIC SURVEY AND EXISTING UTILITY INFORMATION PROVIDED BY OWEN HASKELL. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL EXCAVATE TEST PITS AT ALL POINTS WHERE PROPOSED UTILITIES ARE TO CROSS EXISTING UTILITIES. THIS INFORMATION SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. ALL MANHOLES AND CATCH BASINS SHALL BE PROVIDED WITH FLEXIBLE BOOT CONNECTIONS FOR PIPES.
4. SAWCUT AND BUTT JOINT ALL AREAS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT, INCLUDING TRENCH REPAIR.
5. PLACE 2 LAYERS OF 2" THICK RIGID INSULATION OVER TOP AND SIDES OF STORM DRAIN FOR FULL WIDTH OF TRENCH WHERE COVER IS LESS THAN 5'-6" AND WHERE STORMDRAIN CROSSES OVER WATER LINE. INSULATION JOINTS SHALL BE STAGGERED.
6. STORMDRAIN PIPING TO BE PERFORATED 12" DIA SDR-35 PVC WITH HOLES UP UNLESS OTHERWISE SPECIFIED ON THE DRAWING.

GRADING & DRAINAGE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
4. CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
5. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
6. IN ALL SWALES EASTERLY OF THE BUILDING THE CONTRACTOR SHALL INSTALL CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR, OR APPROVED EQUIVALENT.
7. OWNER'S REPRESENTATIVE SHALL APPROVE LAYOUT OF ALL DRAINAGE STRUCTURES PRIOR TO INSTALLATION.
8. ALL DRAINAGE PIPE NOT CALLED OUT ON THE DRAWINGS SHALL 12" PERFORATED SDR 35 PVC INSTALLED WITH HOLES UP.
9. THE CONTRACTOR SHALL INSTALL CATCH BASIN INLET PROTECTION AT ALL CATCH BASIN INLETS WITHIN THE DISTURBED AREA AND BE RESPONSIBLE FOR TAKING ALL NECESSARY EROSION CONTROL MEASURES. SEE SHEET C-300.
10. ALL UNSUITABLE AND UNUSED MATERIALS WHICH CAN NOT BE DISPOSED OF ON SITE SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
11. SEE SHEET C-300 FOR EROSION CONTROL NOTES, AND DETAILS.
12. ALL METHODS AND MATERIALS SHALL MEET MDOT SPECIFICATIONS AS APPLICABLE.
13. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS.
14. IF CONSTRUCTION ACCESS TO THE SITE OCCURS OVER NON-PAVED OR NON-GRAVEL SURFACES, A STONE STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER THE DETAIL ON DRAWING C-300.
15. INSTALL A DOUBLE ROW OF SILT FENCE OR MULCH SEDIMENT BARRIER BELOW ALL DISTURBED AREAS.
16. CATCH BASINS CB 1 - CB 7 TO BE MDOT TYPE F WITH SQUARE BEEHIVE GRATES.

STRUCTURE	RIM	INVERTS
CB #1	117.2	113.6
CB #2	119.0	114.4
CB #3	119.0	114.6
CB #4	119.0	114.8
CB #5	119.0	115.0
CB #6	121.5	115.2
CB #7	118.1	114.5

GRID (NAD 1983)

GRAPHIC SCALE

20 5 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
B	03/13/24	FOR PRICING	TWS	TWS	TWS						
A	02/29/24	FOR CLIENT REVIEW	TWS	TWS	TWS						

STATE OF MAINE
THOMAS W. SAUCIER
NO. 6091
LICENSED
PROFESSIONAL ENGINEER
03-13-23

Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275

CLIENT:
FIBER MATERIALS INC
5 MORIN STREET BIDDEFORD, MAINE 04005

DESIGN: DEPT.
DRAWN: DEPT.
CHKD: TWS
DATE: FEBRUARY 2024
SCALE: 1" = 20 FT

PROJECT: DRAINAGE IMPROVEMENTS
20 MORIN STREET BIDDEFORD, MAINE

SITE PLAN

PROJ. NO. 23-211-00
DWG. NO. C-101
REV. B

Zoning Overview

	Article VI Section[a]	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3	W-1	W-2	W-3	R-F	LR-F	M	IN[20]	OR	MSRD-1[7,8]	MSRD-2	MSRD-3
Residential uses:																							
Accessory dwelling units* 27	78	P		P	P	P	P						P		P	P				P		P	
Accessory structure*	2	P3	P3	P3	P3	P3	P3	P	P	P	P	P	P	P	P	P			P	P	P	P	P
Boarding, rooming house*	10					C	C															C	C
Bed-and-breakfast*	9		C			C							C			C				C	P	C	P
Cluster development*	18	C	C	C	C	C	C									C17						C	
Congregate housing*	19					C	C									C				C	P	C	P
Duplex/2-family	24	C		P	P	P	P								P	C				P		P	
Home occupation*	38	C	C	C	C	C	C	C						C	C	C				C	C	C	C
Manufactured housing*											See Article VI, Section 45.												
Mobile home park*											See Article VI, Section 45.												
Multifamily dwelling*	47					P	P	P						P1	P					C	P	P	P
Planned unit development*	73					C	C													C	C	C	C
Single-family dwelling 11	2	P	P	P	P	P	P						P		P	P				P		P	
Commercial uses:																							
Adult business	3								C17														
Amusement center*	5							C	C												C		C
Art gallery			C					P							C	C				C	P	C	P
Art studio			C					P							C	C				C	P	P	P
Auto body shops										C		C											
Automobile graveyard, automobile recycling business, junkyard*	7									C							C						
Automobile repair, sales									P	P		C											C
Boat building, repair, marine services, sales, boat livery, marina, yacht club								P	P			C	P	P	P						C		
Building materials retail sales								P	P	P		P				C					C		P
Carwash*	14							C	C	C		A											C
Commercial gardening, commercial greenhouse*	17	C	C	C	C				P							P							
Commercial recreation*	18							C	C	C		C				C					P		P
Commercial school*	53							P	P			P									P		P
Drugstore/medical supply								P	P			P						P			P		P
Financial institution								P	P	C		P							C19		P		P
Firewood processing*	33															P	P						
Fisheries processing, storage*	34												P										
Funeral parlor								P	P	P		P											P
Gasoline service station*	36							P	P	P		C				C							
Hotel/motel*	40							P	P	P		P		P							P		P
Indoor theater								P	P	P		P									P		P
Kennel, veterinary hospital*	42								P	P		P				P							
Marijuana caregiver retail store	77									C	C	C											
Marijuana store, adult use	77																						
Marijuana cultivation facility	77									C	C												
Marijuana testing facility	77									C	C												
Marijuana products manufacturing facility	77									C	C												
Neighborhood convenience store/service		C4	C4	C4	C4	P	P	P	P			P				P					P	C	
Off-street loading and parking lot and facilities, commercial parking garage	49					C	P	P	P9	P		A	P	P	P	C					P	C	P
Offices, business and professional*	52							P	P	P	P	P		P	P			P10		C	P	C	P
Planned unit developments*	73							C	C												C		C
Publishing, printing								P	P	P	P	P								C	P		P
Restaurant*	56							P	P	P		P	P	P	P	C		C			P		P
Retail store								P	P	P		P	P	P	P	C		C			P		P
Sawmill*	33															C	C						
Services								P	P	P		P	P	P	P	C		C		C	P		P
Shopping center								C	C	C		C									C		P
Telecommunications facilities	71											C				C	C						
Wholesale business									P	P	P	P											P

20 Morin Street

Zoning Overview - Cont

	Article VI Section*	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3	W-1	W-2	W-3	R-F	LR-F	M	IN[20]	OR	MSRD-1[7,8]	MSRD-2	MSRD-3
Air transportation related use											C												
Air transportation dependent use*										C	C												
Airport	4									C	C												
Bulk oil terminal*	41									C													
Contractor's storage yard										C	C					C	C						
Demolition disposal*	23																C						
Experimental research and testing laboratory	29								C	C	C	C						C	C19				C
Light manufacturing*	41								C	P	P	P											P
Light trucking dependent industry*	41								C	P	P	C											P
Manufacturing*	41									C	C	C											P
Planned unit developments*	73									C	C	C											C
Resource recovery facility																							
Recycling facilities	76									C	C												
Redemption centers									C	P							P						C
Storage of bulk gaseous fuels*	41									P	P	P											
Transportation facilities										P		C14	P		P								P
Trucking, distribution terminal*									C	P	P	C											
Warehousing and storage*	60								P	P	P	A											C
Self-storage facilities*	60							C16	C25, 26	P		C									C	C	C
Educational, institutional public uses:																							
Addiction treatment facility 22																		C					
Church, synagogue*		C	C	C	C	C	C		C							C		C			C	C	C
Civic, convention centers								C	C			C									C		C
Community centers, clubs						C	C	C	C			C									C	C	C
Day-care center, adult	22	C	C	C	C	C	C	C	P	P	P	P				C		C			C	C	C
Day-care home, adult	22	C	C	C	C	C	C		C					C	C	C	C	C			C	C	C
Day-care home, children's	22	C	C	C	C	C	C		C							C	C	C				C	C
Day-care center, children's	22	C	C	C	C	C	C	C	C	C	C	C				C		C			C	C	C
Essential services	27	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Fire, police station						C	C	P	P			P				C			C19		P	C	
Group homes, hospice	19	C	C	C	C	P	P	P	P							C					C	C	P
Hospital*	39																	P					P
Municipal use	47.1	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C	C	P		C	P	C	P
Museum, library			C					P	P			C				C		P	C19		P	C	P
Nursing home*	39	C				P	P									C		C			C	C	C
Public and private schools*	53			C	C	P	P		C							P		C			C	C	C
Public facility		C	C	C	C	C	C	P	P	C	C	P	C	C		C	C	C	C	C	P	C	P
Rehabilitation facility																		P					C
University/college*		C	C									C				C		C	P		C		P
University uses*		C										C				C		C	P		C		P
Water supply system	27	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Outdoor, resource-based uses:																							
Agriculture*	3, 31															P							
Agricultural products processing and storage*	3, 31									P						P							
Animal breeding or care	42															P							
Campground*	13															C							
Cemetery	14.1	C	C	C	C	C	C									P	C		C19				
Extractive industry*	30								P2	P2						P2	P2						
Farm stands* 13	31															P							
Timber harvesting	64		C													P	P		C19				
Golf course excluding miniature golf		P	P	P	P											P							
Parks and recreation*		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P19		P	P	P

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. Inactive licensees may not practice real estate brokerage.