

# FOR SALE

## Distribution/Manufacturing

46,236± SF | 6.05± acres



# 22 Verti Drive, Winslow, ME

# Property Highlights

- *Excellent owner-user or investment opportunity*
- *Located off I-95 between Exit 124 (6± miles) and Exit 127 (4± miles)*
- *Four (4) Loading docks and One (1) Drive-in OHD*



## Property Description

We are pleased to offer an investment or owner-user opportunity located at 22 Verti Drive in Winslow Industrial Park. This distribution/manufacturing building, totaling 46,236± SF, offers 3,436± SF of office space along with 35,000± SF of distribution/manufacturing space and 7,800± SF of unheated warehouse space. This property is conveniently located off Route 201, between I-95, Exits 124 and 127 which offers easy access to major transportation routes.

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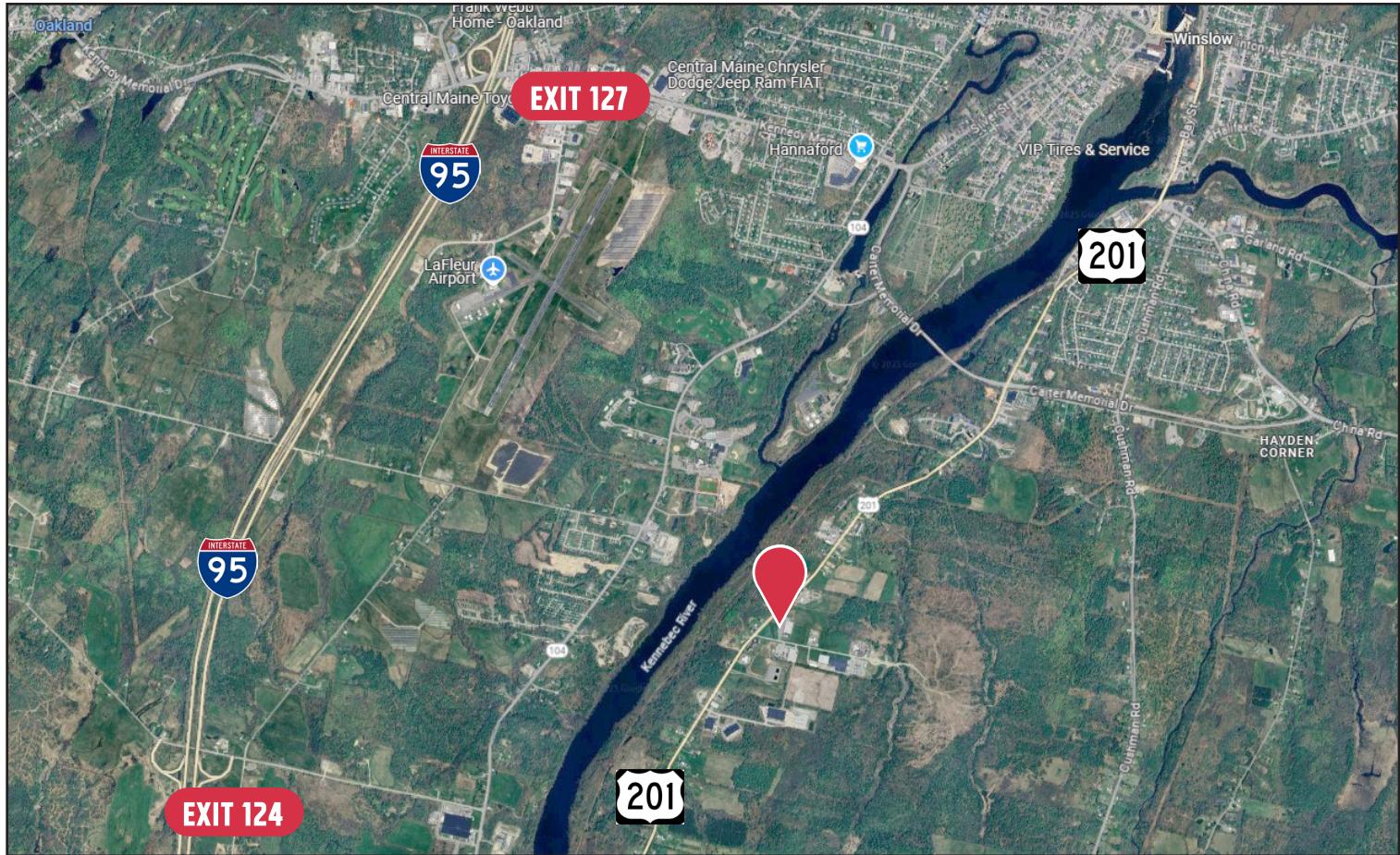
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## Property Overview

Owner	DCR Properties of Maine, LLC
Building Size	46,236± SF
Lot Size	6.05± acres
Zoning	Industrial
Space Breakdown	Office Space: 3,436± SF (Alcom) Distribution/Manufacturing Space: 35,000± SF Warehouse Space: 7,800± SF (60' x 130')
Assessor's Reference	Map 1, Lot 32-9
Deed Reference	Book 13453, Page 176
Annual Taxes	\$25,813.50 (FY 2024-25)
Building Age	1989
Building Construction	Steel frame with metal siding. Warehouse is wood frame with wood trusses.
Roof	Office Space: Rubber Membrane Distribution/Manufacturing Space: Sloped standing seam metal roof Warehouse Space: Asphalt shingles
Flooring	Concrete
Utilities	Municipal water and sewer, LP gas
Eave Height	14' ±
Clear Height	12'- 14' ±
Loading Docks	Four (4)
Drive-in OHD	One (1)
Heat/HVAC	Office Space: HVAC Distribution/Manufacturing Space: Two (2) Powermatic Economizer Air Rotation Heaters Warehouse Space: None
Electrical	600 Amp, 120/208 V, 3-phase
Lighting	Fluorescent light fixtures
Sprinkler System	None
Parking	Ample, paved parking and truck circulation area
Miscellaneous	The property is leased to Clark & Company through December 31, 2026 and the tenant has no option to renew or extend the lease.

**FOR SALE : \$2,850,000**

# 22 Verti Drive



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.



# 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

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.

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:

### 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 \_\_\_\_\_