

For Sale or Lease
Industrial Building
\$1,900,000 | \$6.00/SF NNN



248 Northport Avenue

Belfast, ME 04915

Property Highlights

- 10,000 - 50,000± SF Available for lease
- Heavy electrical service
- 40' Ceiling heights in 13,000 SF warehouse
- Cannabis friendly (purchase only - see broker)



Property Description

We are pleased to offer for sale and lease this 64,380± SF industrial and office facility on 7± acres of land. The building features office, overhead door, loading dock and ceiling heights ranging from 16' - 40'.

Additional amenities include a turn-key 4,100 SF commercial food processing room (with floor drains, hood system and washable FRP walls), heavy electrical service and a separate maintenance storage garage.

The property is located along Route One/Northport Avenue and is near the Belfast municipal airport and Waldo County Hospital.

Broker Contact

Justin Lamontagne, CCIM, SIOR

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justin@dunhamgroup.com

Property Overview

Owner	248 Northport, LLC	
Building Size	64,380± SF	
Lot Size	7.3± acres	
Assessor's Reference	Map 29, lot 2	
Deed Reference	Book 2500, Page 0306	
Taxes	\$42,356.79 (2017)	
Zoning	Route 1 South Commercial	
Available Space	10,000 - 50,000± SF	
Space Breakdown	Manufacturing	35,000± SF
	Office	14,000± SF
	Mezzanine	3,284± SF
	Warehouse - 40'	13,000± SF
Building Age	1976 with renovations in 1994 and 1998	
Building Construction	Steel frame with metal sheathing	
Roof	Combination of flat, rubber membrane and standing seam metal	
Foundation	Concrete slab	
Utilities	Public water and sewer. Well and septic system also on-site.	
HVAC	Oil heat with central A/C in office areas	
Electrical	Two entrances - 1.) 1600 amp, 480 volt, 3 phase to 2/3rds of building 2.) 800 amp, 480 volt, 3 phase to 1/3rd of building	
Insulation	Walls and ceiling fully insulated	
Ceiling Height	15'-16' in manufacturing areas and 40' in warehouse area	
Loading Docks	One (1) 10'x10' drive-in door and one (1) dock height door with leveler	
Kitchen	4,100 SF Commercial kitchen with propane HVAC packs, floor drains, fully plumbed, hood system and FRP walls	
Interior Office	Two-story office area and balcony with an abundance of natural light and extensive glass skylights	
Storage	Separate maintenance garage	
Underground Storage Tank	One 5,000± gallon underground fuel storage tank (DEP registered)	
Current Tenants	Future Farms, InnovaSea, and other TAW office users	

SALE PRICE: \$1,900,000
LEASE PRICE: \$6.00/SF NNN



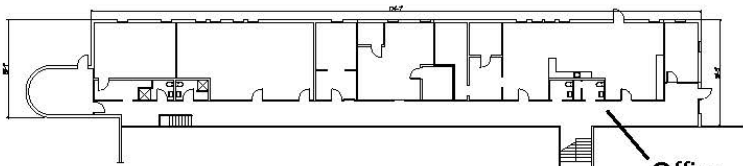
40' Warehouse



Commercial Kitchen

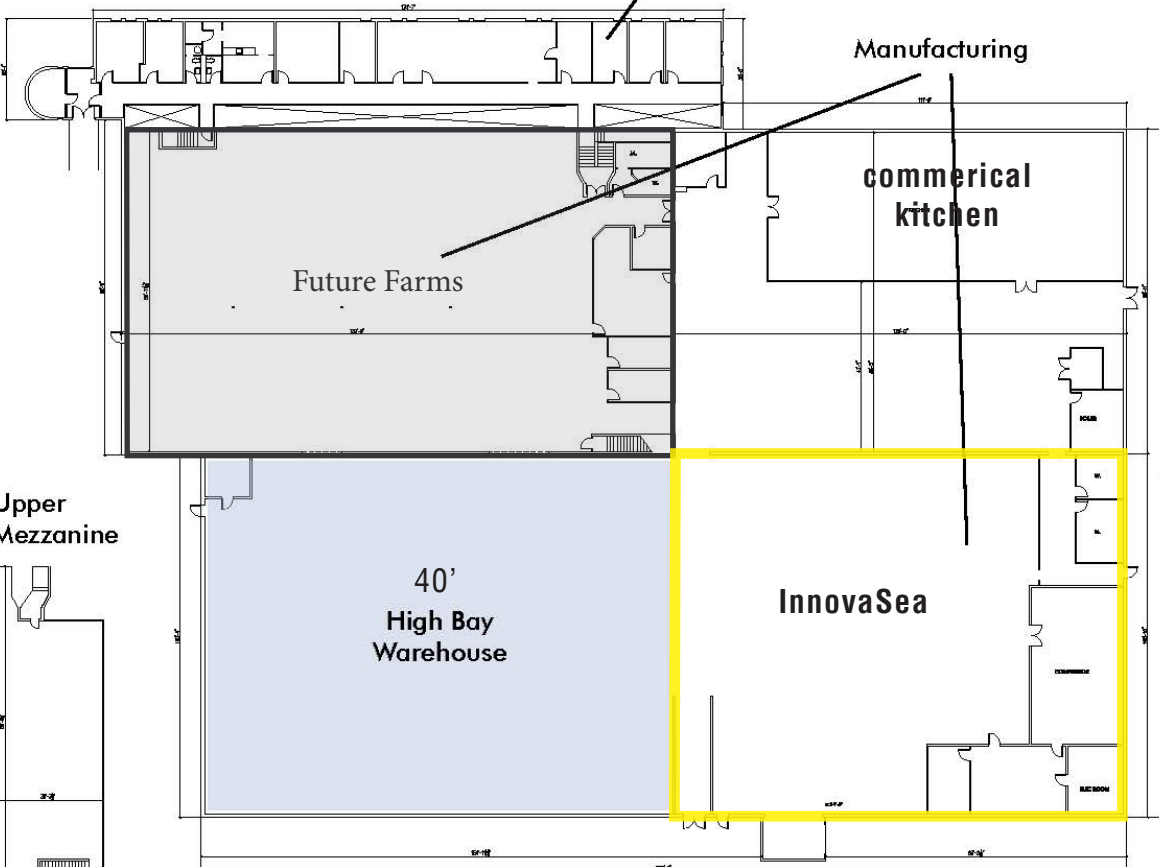


Lower Level

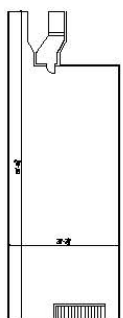


Office Space

Ground Level



Upper Mezzanine





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.