

FOR SALE

Light Industrial Building

2,700± SF | 4.5± acres | \$475,000



26 Beaver Brook Road, Limerick

Property Highlights

- 4.5± acre property with direct road frontage
- 2,700± SF total - primary building plus two out buildings
- Level, cleared, and wooded site offering outdoor storage and expansion potential



Property Description

We are pleased to present for sale 26 Beaver Brook Road in Limerick. This 4.5± acre light-industrial property features a total of 2,700± SF and direct frontage along Beaver Brook Road. The site includes a mix of cleared and wooded land with generally level ground, providing flexibility for equipment storage, contractor operations, outdoor storage, or future expansion. The property offers a private setting while remaining accessible to Routes 5 and 11 and the greater Southern Maine market.

BROKER CONTACT

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26 Beaver Brook Road

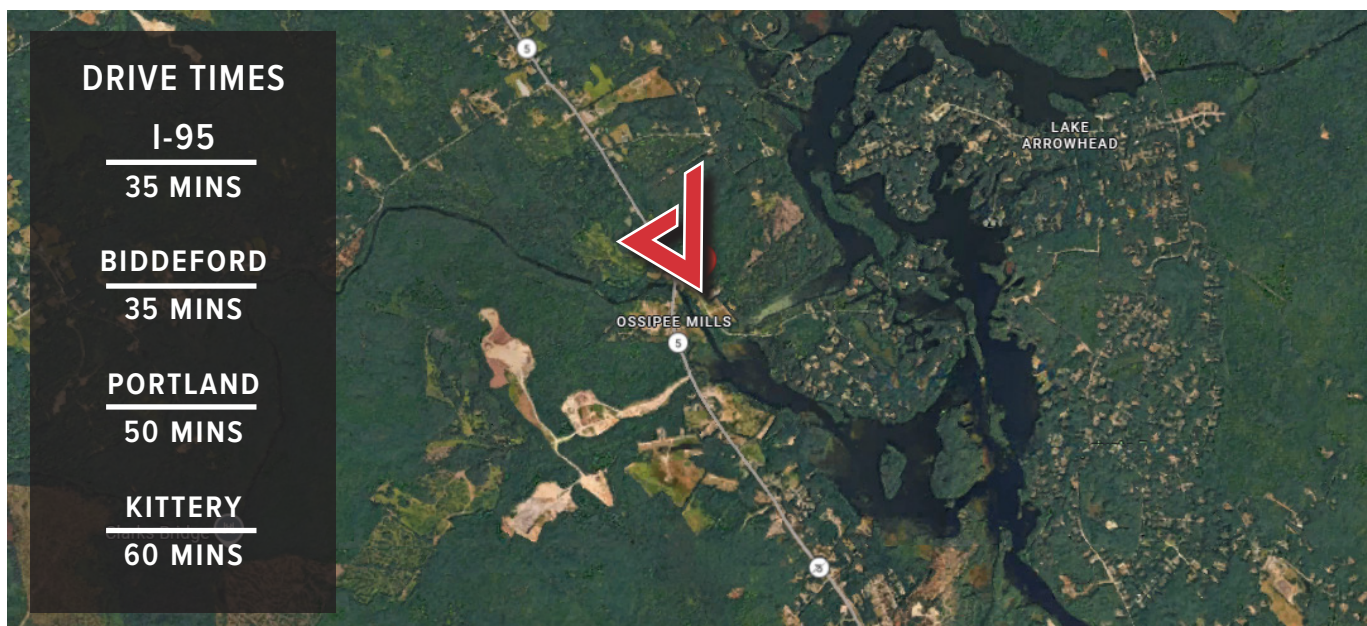


Property Overview

Owner	Steven Allen
Building Size	2,700± SF
Lot Size	4.5± acres
Assessor's Reference	Map 045, Lot 068, Sub B
Deed Reference	Book 19320, Page 449
Zoning	Limited Residential (LR)
Ceiling Height	10' - 14'±
Overhead Doors	Three (3)



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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.