

FOR SALE

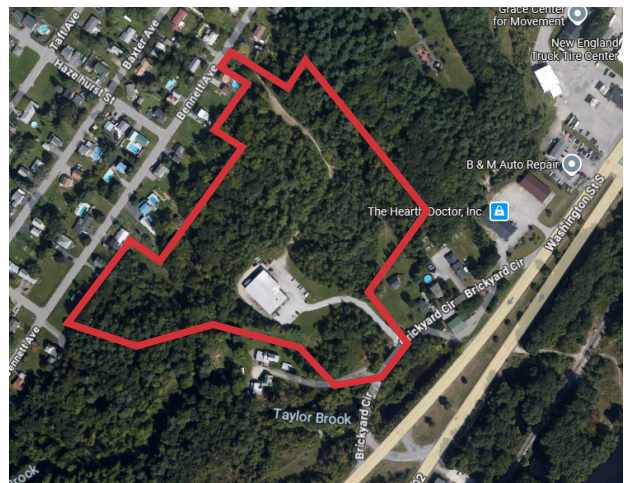
Industrial Building

10,640± SF | \$1,400,000



29 Brickyard Circle Auburn, ME

- ***Premier Industrial Opportunity***
- ***Only 3± miles From I-95 (Exit 75)***
- ***3 Phase Electrical Service, Solar Panels***
- ***Development Potential on 13.31± Acres***



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Premier Industrial Opportunity

Turnkey Warehouse with Development Potential

Presenting an exceptional 10,640 SF warehouse with professional office space, located only 3± miles from I-95 (Exit 75). This meticulously maintained facility offers unparalleled operational efficiency with its comprehensive amenities.

Property Highlights

- Solar panel array providing energy efficiency
- Full HVAC throughout office, heated warehouse spaces
- 3-phase power, natural gas, public water and sewer, and fiber optic connectivity
- Integrated security system with existing racking and air compressors included

Exceptional Site Features

- Generous parking allocation
- Dedicated truck turnaround area
- Convenient drive-thru bay with full building circumnavigation
- Valuable surplus land ideal for commercial, industrial, or multi-family development (see broker for details)

Thoughtful Interior Layout

- First Floor: Two private offices, spacious conference room, collaborative bullpen workspace, fully-equipped lunchroom with kitchenette, dual restrooms, and dedicated storage
- Second Floor: Three expansive finished offices, strategic mezzanine storage, and additional storage rooms

This versatile, ready-to-occupy facility presents an outstanding opportunity for both owner-operators and investors seeking immediate functionality with long-term growth potential in a convenient central Maine location.

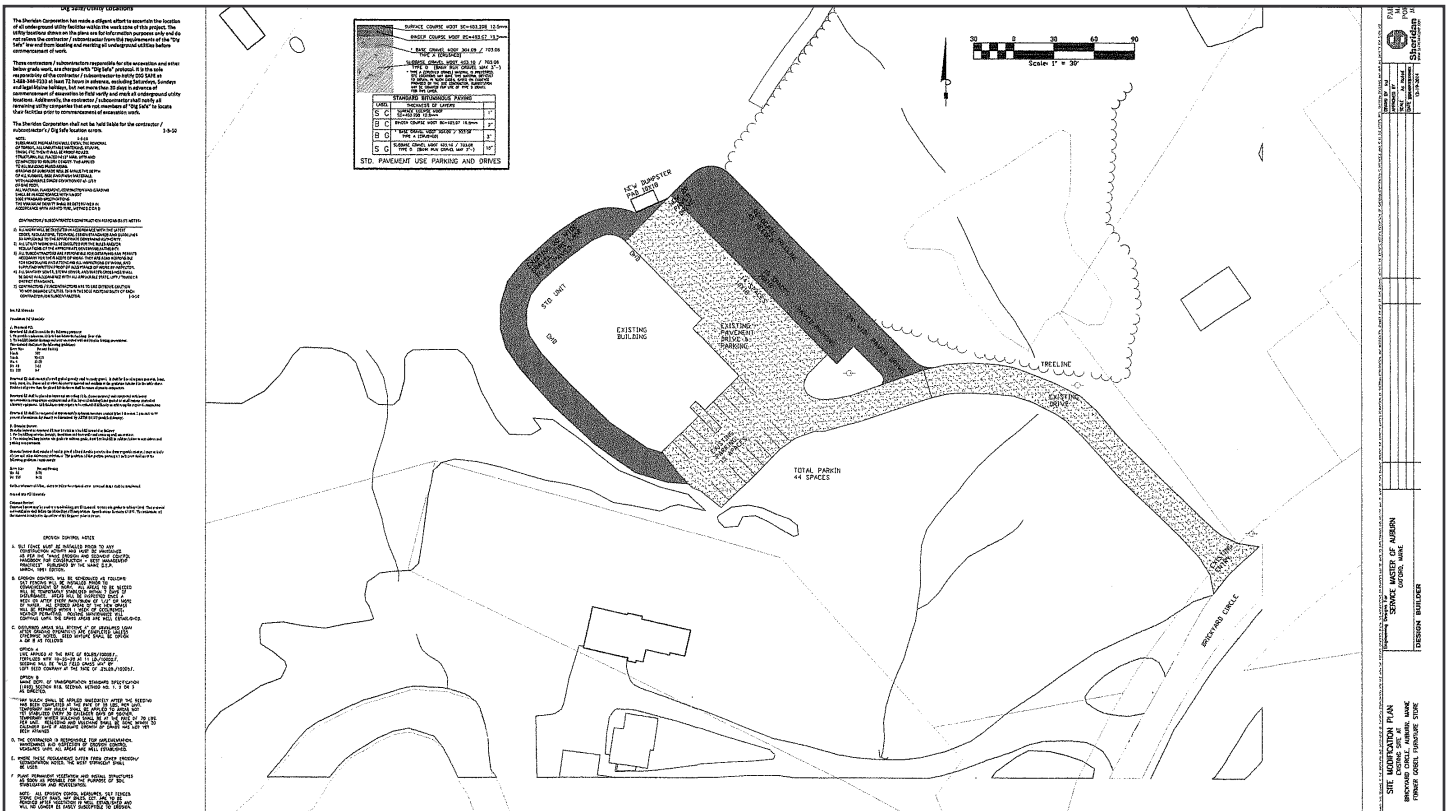
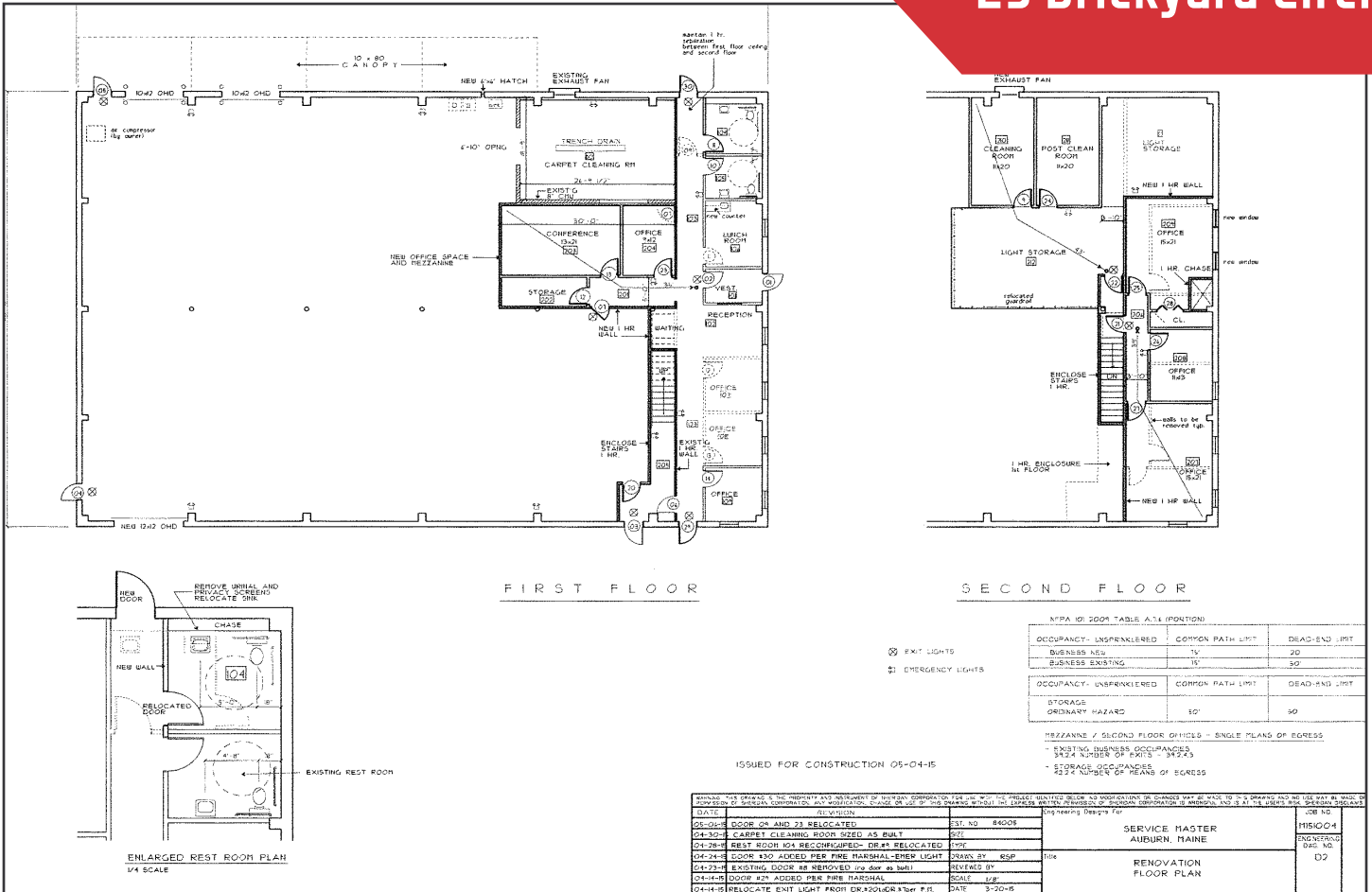
Property Overview

Owner	29 Brickyard Circle, LLC
Date Available	June 1, 2025
Building Size	10,640± SF
Space Breakdown	9,600 SF 1st floor warehouse and office space. 1,040 SF second floor finished office and a 1,040 SF 2nd floor mezzanine.
Lot Size	13.31± acres. Surplus/excess land for development. Clean Phase 1 and Wetlands delineation.
Zoning	Downtown Traditional Center - T-5.1
Assessor's Reference	Map 209, Lot 193
Deed Reference	Book 9111, Page 32
Annual Taxes	\$11,269.63 (2024-2025)
Year Built	2001
Building Construction	Steel frame, metal siding
Roof/Solar	Metal roof with 50 megawatt solar panel array. 10' x 80' roof overhang above overhead doors.
Utilities	Natural Gas, Electricity, Water, Sewer, Fiber Optic
Ceiling Height	18' Clear
Drive-in OHDs	Two (2) 10' x 12' and One (1) 12' x 12' automatic doors with drive-thru bay
HVAC	Remote monitored multi-zone full HVAC for office and natural-gas fired forced hot air for warehouse
Electrical	3-Phase, 4-Wire, 400 Amp, 480Y/277VAC
Lighting	LED
Bathrooms	Two (2) restrooms
Parking	Ample, paved lot
Accessibility	Excellent access to Route 202, I-95, and the Lewiston/Auburn market. Close proximity to Portland

FOR SALE : \$1,400,000

29 Brickyard Circle





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.*