

# FOR SALE

## Industrial Property/Land

7.8 acres | 1,500 SF | \$275,000



## 336 Industrial Park Street, Pittsfield

### Property Highlights

- *Industrial land site with 1,500 SF building*
- *0.7 miles from I-95 Exit 150*
- *Clear-span warehouse with 18' clear height*



### Property Description

We are pleased to offer this excellent opportunity to acquire 7.8 acres of land only 0.7 miles from Exit 150 of I-95 in Pittsfield, Maine. The site contains a 1,500 SF steel-frame warehouse built in 2016. The warehouse features 18' wall heights, a 10' x 28' enclosed loading dock, an 8' x 9' dock-height-door with leveler, and a 25' x 31' x 14' tall walk-in cooler.

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## Property Overview

Owner	Lynn Thurston
Building Size	1,500± SF
Lot Size	7.8± acres
Assessor's Reference	Map 11, Lot 68
Deed Reference	Book 5005, Page 107 (Somerset County)
Zoning	Industrial District
Assessed Value	Land \$34,100 - Building \$87,800 - Total \$121,900
Annual Taxes	\$2,974.36 for FY 22-23
Year Built	2016
Construction	Wood frame
Roof	Metal
Siding	Metal
Flooring	Sealed concrete
Utilities	Electricity, Telephone, Public Water available at street
Ceiling Heights	18'
Loading Docks	One (1) 8'x9' dock-height door with leveler
Electrical	112.5 KVA Three Phase Transformer, HV 12470 Delta, LV 208Y / 120

**FOR SALE: \$275,000**

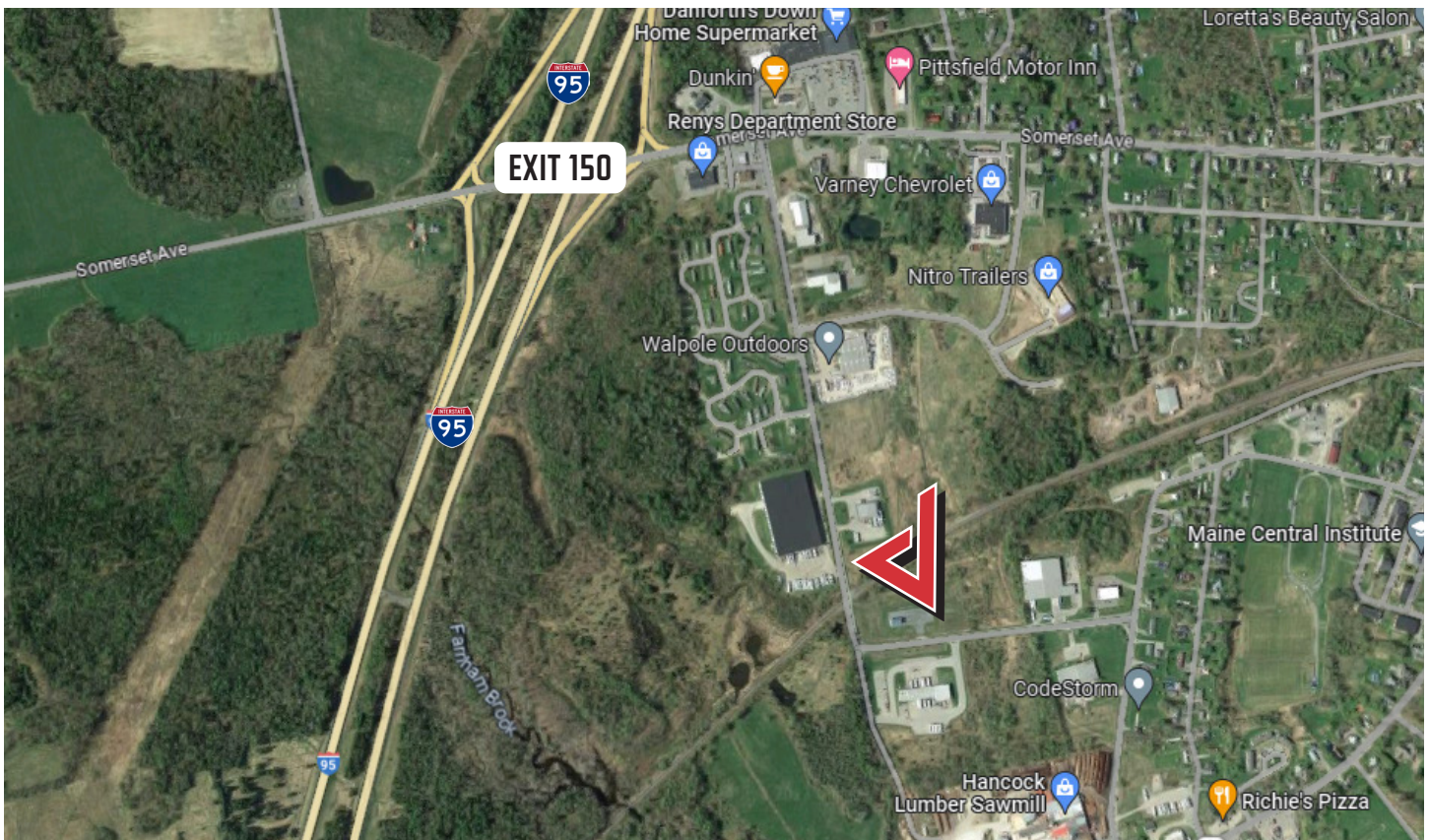
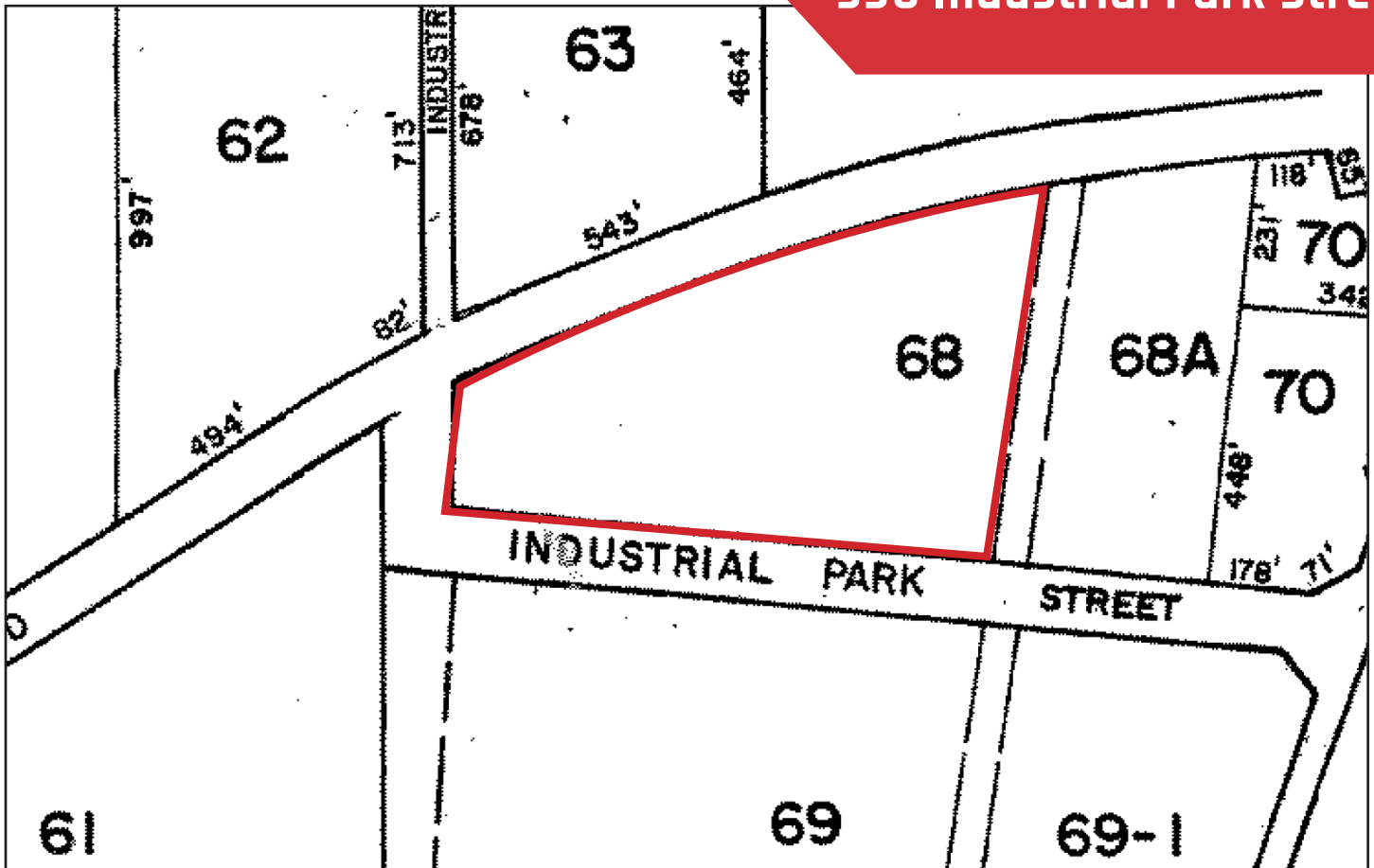


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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.