

FOR SALE or LEASE

Light Industrial/Warehouse/Manufacturing

Up to 31,000± SF

\$7.00/SF NNN | \$3,950,000



41 Industrial Avenue, Sanford, ME

Property Highlights

- 1,600 amp, 480 volt, 3-phase power
- Multiple loading docks
- Paved parking for 200± vehicles
- Located near Sanford Seacoast Regional Airport



Property Description

We are pleased to offer up to 31,000± SF of industrial space in Sanford Industrial Estates. The property is conveniently located off Route 109/Main Street and can be used for light industrial, manufacturing or warehouse/storage space.



Broker Contact

Greg Hastings, SIOR

ghastings@dunhamgroup.com

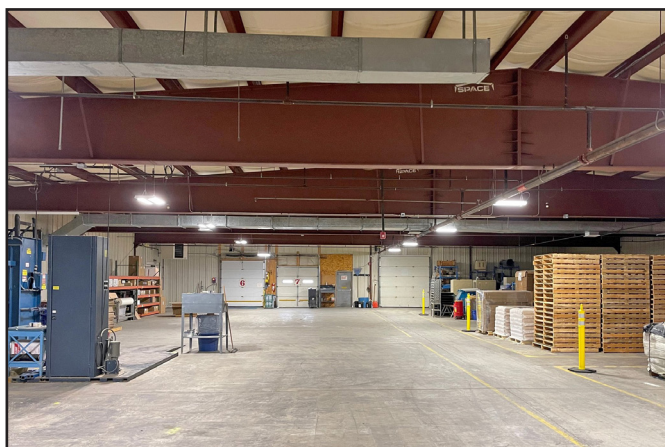
207.773.7100

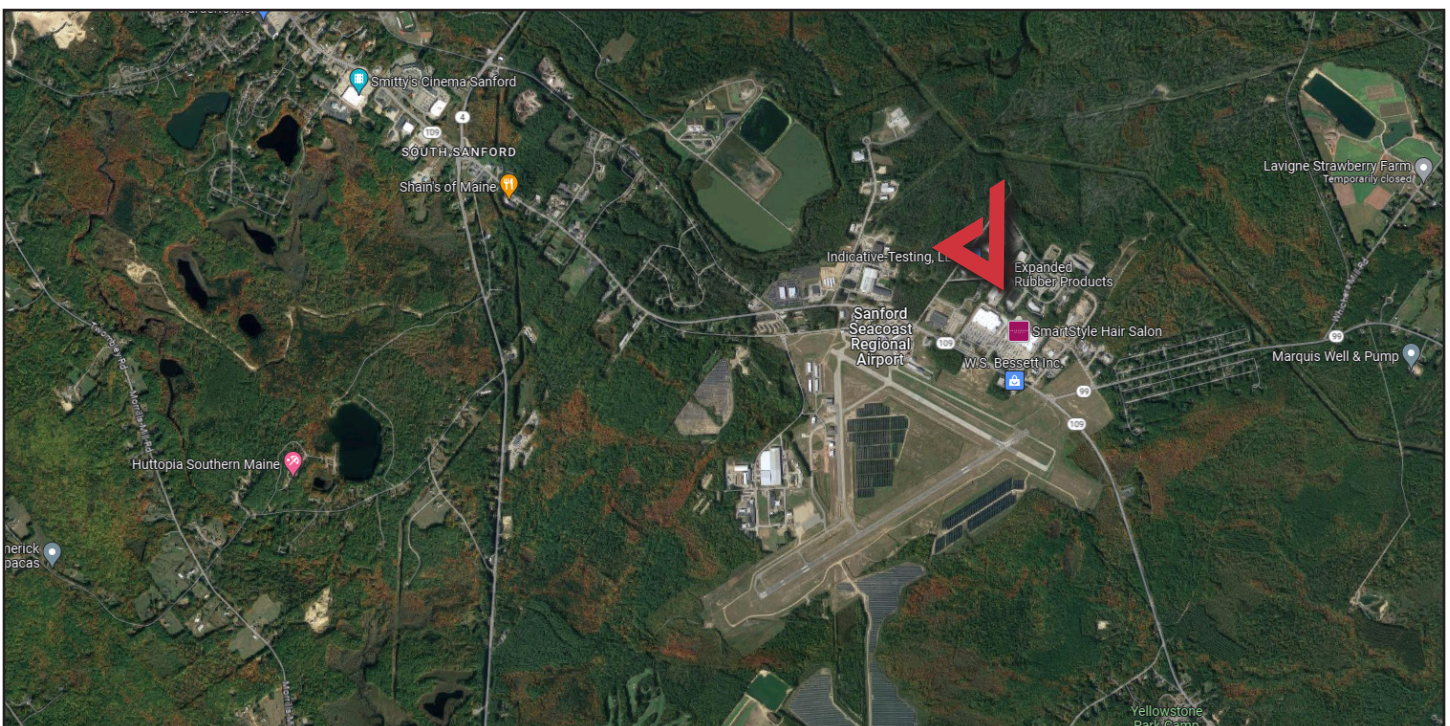
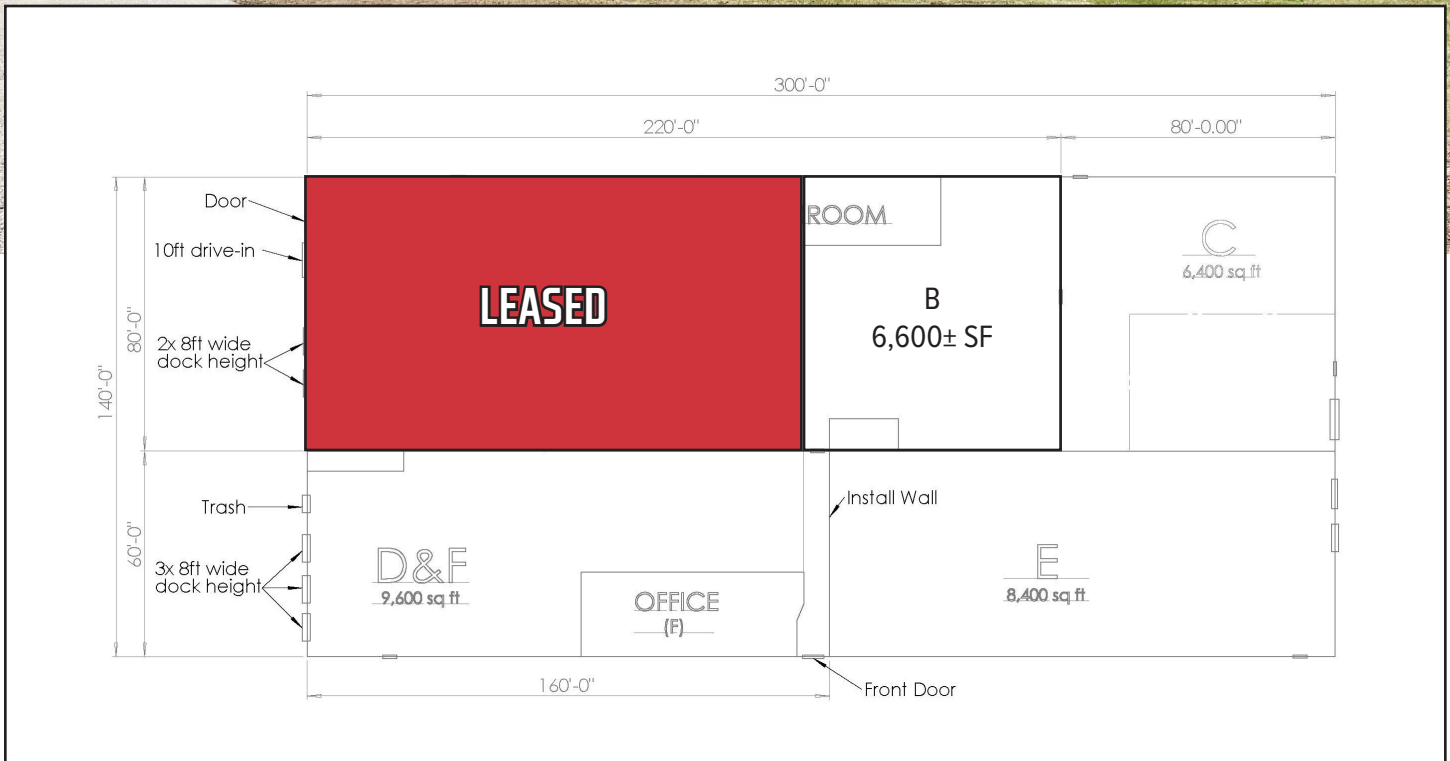
Property Overview

Owner	HJP41, LLC
Building Size	42,000± SF (140' x 300")
Available Space	Unit B 6,600± SF Unit C 6,400± SF Unit D&F 9,600± SF Unit E 8,400± SF
Lot Size	4.49± acres
Assessor's Reference	Map R19, Lot 309
Zoning	Industrial Business
Year Built	1985 18,000± SF expansion completed in 1993
Building Construction	Steel frame building with 26 gauge interior liner panels
Roof	Rubber membrane (2021)
Floor	4" poured concrete slab reinforced with #10 6 x 6 wire mesh
Clear Height	9'-14'±
Sprinkler	Full coverage with wet pipe system
Utilities	Municipal water and sewer, Natural gas
Heating/HVAC	Office : Electric heat pump Manufacturing : FHA heating system
Electrical	1,600 amp, 480 volt, 3-phase
Lighting	LED fixtures
Loading Docks	Four (4)
Overhead Doors	One (1), 10' x 10' with gravel ramp
Restrooms	Men's and Women's multi-stall
Parking	Ample, on-site paved parking for 200± vehicles
Accessibility	Approximately 7 miles to Maine Turnpike, Exit 19

FOR SALE : \$3,950,000

FOR LEASE : \$7.00/SF NNN





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.