

FOR SALE

Industrial/Flex Property

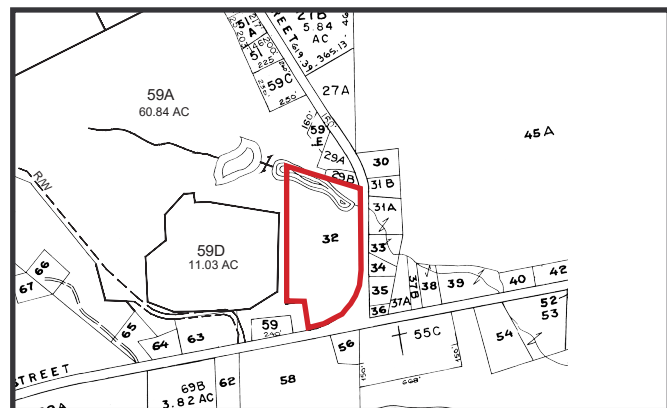
17,009± SF | 10± acres



590 Main Street, Dixfield, ME

Property Highlights

- 5 buildings - totalling 17,009± SF
- Compacted gravel yard with ample laydown area
- Flexible zoning allows for a variety of uses



Property Description

We are pleased to offer 590 Main Street in Dixfield for sale. Formerly home to Hammond Lumber, this versatile commercial property offers 17,009± SF across 5 buildings on 10± acres. The site provides a unique opportunity for an owner-user or investor, with flexible layouts suitable for a wide range of commercial, industrial, or storage uses. The showroom building offers 3,600± SF of heated office/showroom space and an additional office and conference room mezzanine. The property features multiple structures that can accommodate operations of varying sizes, as well as ample outdoor space for circulation, storage, or future development.

TC Haffenreffer | tc@dunhamgroup.com

Tom Dunham, SIOR | tdunham@dunhamgroup.com

207.773.7100 | dunhamgroup.com



Property Overview

Owner	Hammond Lumber Company
Building Size	17,009± SF Total, 5 buildings
Lot Size	10± acres
Assessor's Reference	Map 2, Lot 32
Deed Reference	Book 5733, Page 872
Utilities	Well and septic
Electric	Single phase, 3-phase is along Route 2
Parking	Ample, on-site

FOR SALE : SEE BROKER

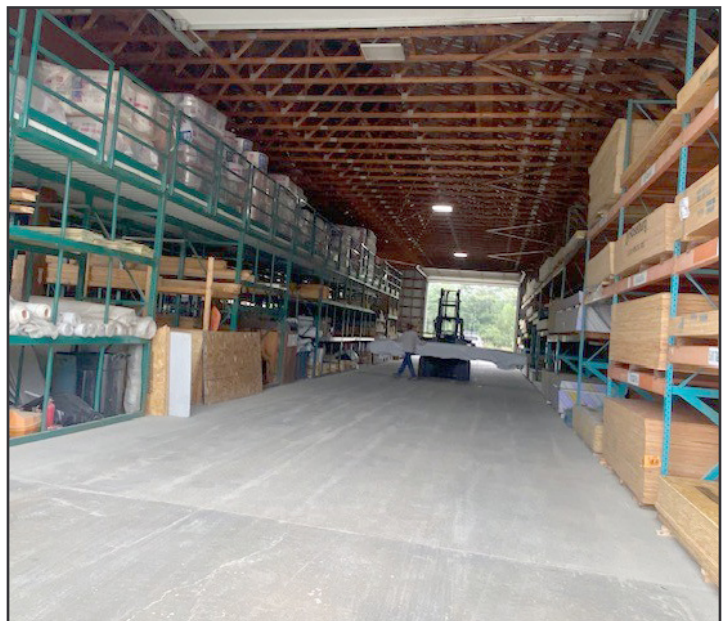


Building Break Out

	Building Size	Building Construction	Foundation	Roof	Floor	Exterior
(1) Retail Showroom	5,920± SF	Wood Frame	Concrete	Metal	Concrete	Siding
(2) Shed w/ Lean-to	2,280± SF	Wood Frame	Concrete	Metal	Concrete	Siding
(3) Small Shed	160± SF	Wood Frame	Concrete	Shingle	Concrete	Siding
(4) Garage	729± SF	Wood Frame	Concrete	Shingle	Concrete	Siding
(5) Warehouse	7,920± SF	Metal	Concrete	Metal	Concrete	Metal

*Square footage is derived from public records and has not been independently verified. Accuracy is not guaranteed; buyers are advised to confirm all measurements.





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.