

For Sale  
Industrial Property

\$5,500,000 | 109,480± SF



## Industrial Investment Opportunity

83 Verti Drive

Winslow, ME 04901

### Property Highlights

- Fully leased investment property
- Expanded in 2012 by 15,100± SF and again in 2015 an additional 15,1000± SF
- 8% CAP Rate with a 15 year lease



### Property Description

We are pleased to offer for sale a fully leased 109,480± SF industrial building on 16.2± acres in Central Maine. 83 Verti Drive is a state of the art manufacturing facility currently leased to Midstate Machine, a Division of Precision Holdings, for a fifteen (15) year term.

#### Broker Contact

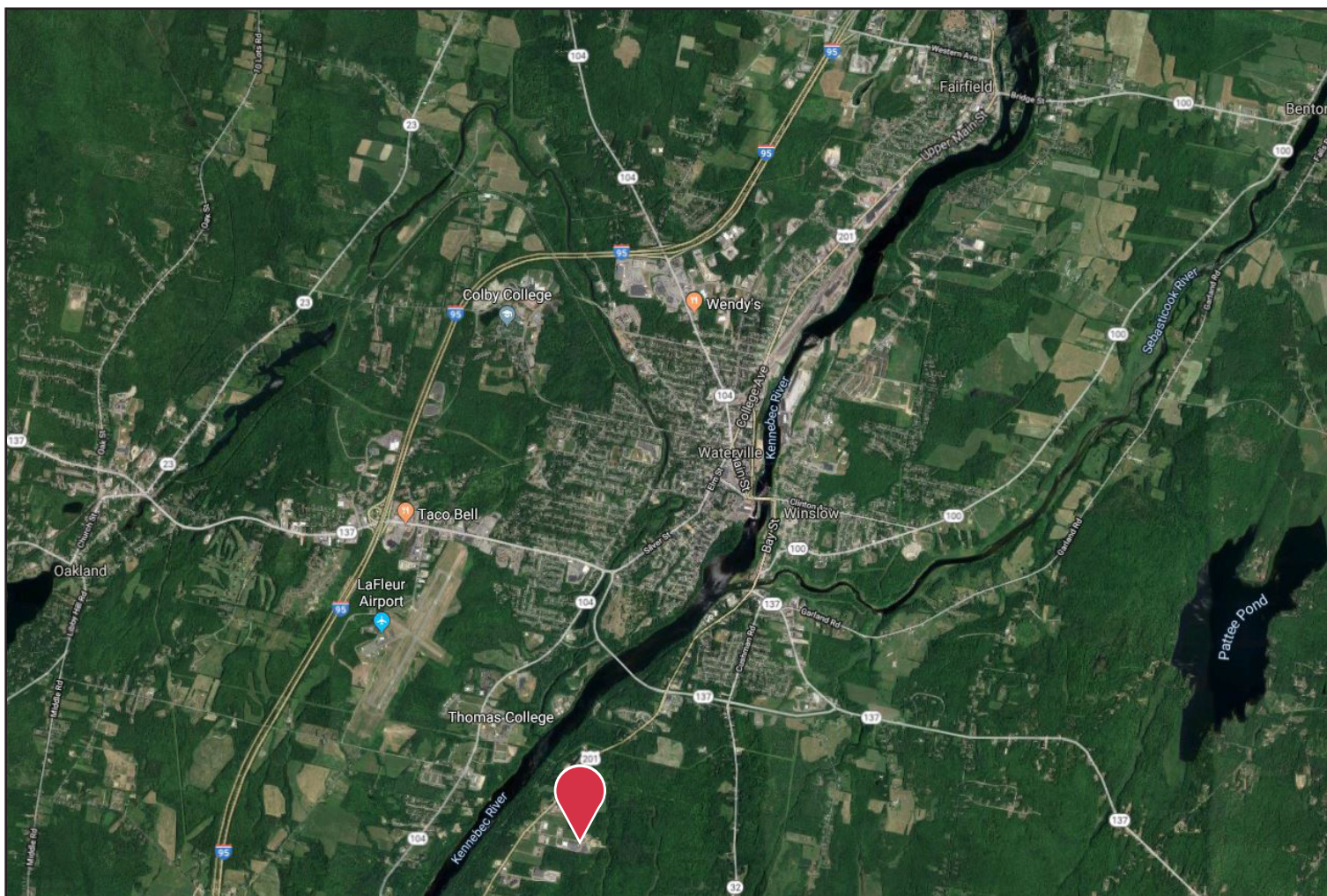
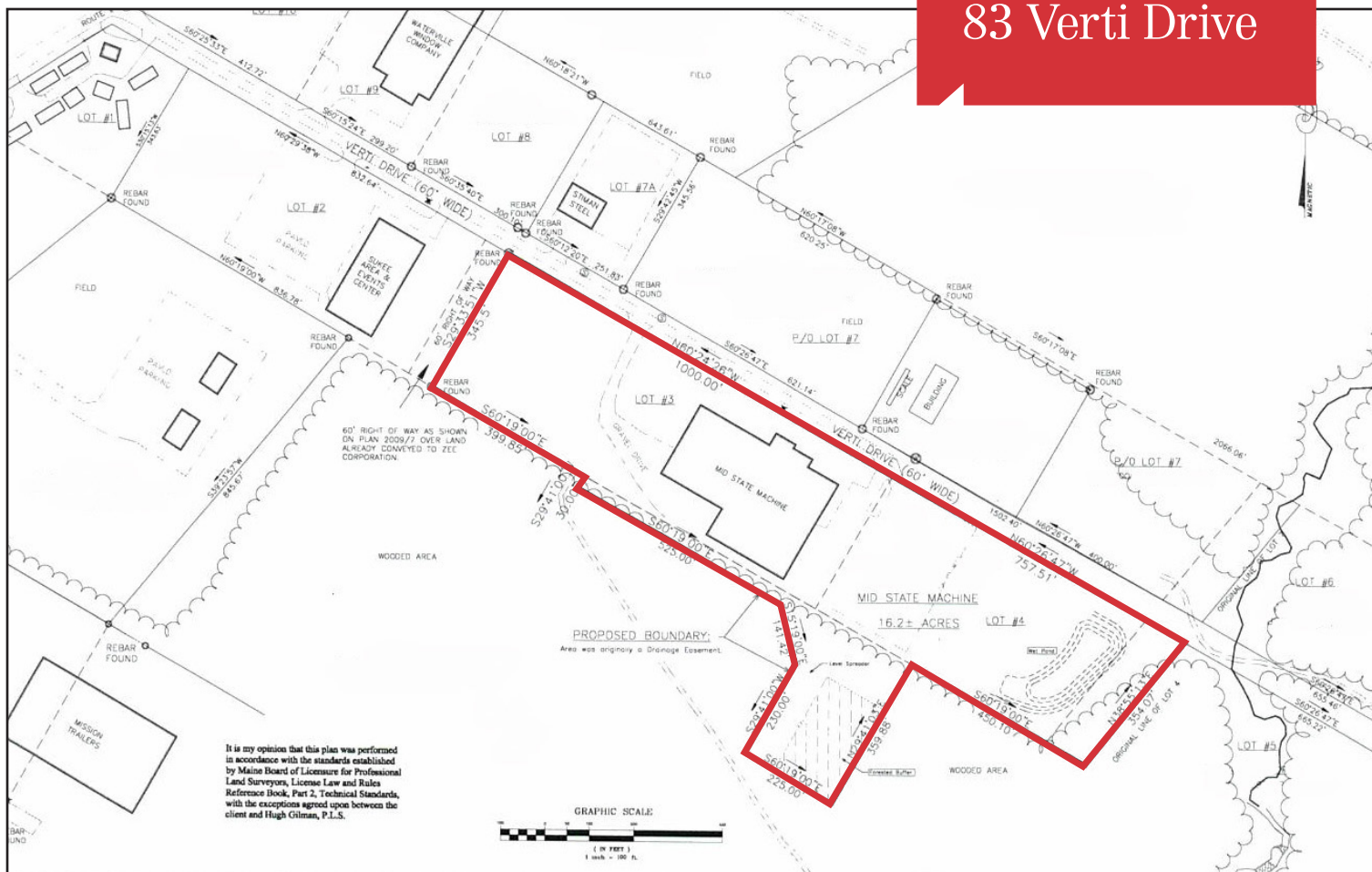
TC Haffenreffer,  
Sylas Hatch &  
Tom Dunham, SIOR  
[www.dunhamgroup.com](http://www.dunhamgroup.com)

## Property Overview

Owner	Midstate Machine, a Division of Precision Holdings
Building Size	109,480± SF
Lot Size	16.2± acres
Assessor's Reference	Map 1, Lot 32-3
Deed Reference	Book 2140, Page 169
Annual Taxes	\$87,740.95 (FY '18-19)
Zoning	Industrial District (ID)
Building Age	1978 - expanded in 2012
Building Construction	Masonry/metal
Roof	Sloped metal
Flooring	Concrete slab
Utilities	Public water and private septic
Loading Docks	Two (2)
Drive-in OHDs	Four (4)
Heat/HVAC	Oil forced hot air
Cranes	Seven total (2 - 30 ton, 1 - 15 ton, 2 - 5 ton, 2 - 10 ton)
Electrical	800/1600 Amp, 480 Volt, 3-phase
Parking	Ample, paved parking on-site

**SALE PRICE : \$5,500,000**

# 83 Verti Drive





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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.