

For Sale  
Industrial Building  
\$995,000



## Manufacturing Facility

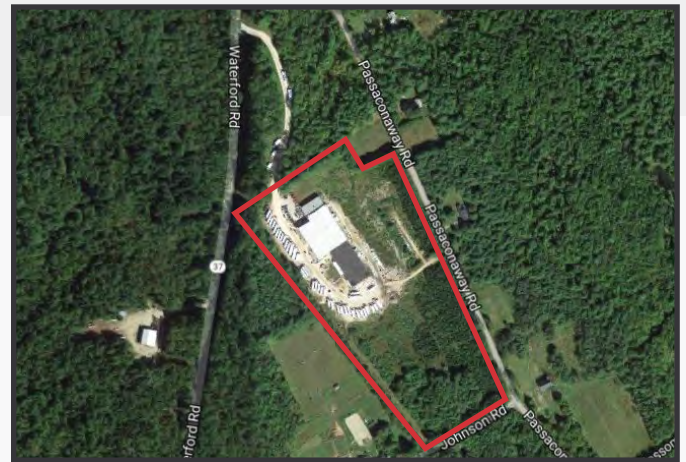
947 Waterford Road  
Waterford, ME 04088

### Property Highlights

- 61,850± SF with eight bridge cranes
- 23'± acres
- 30'± ceiling height

### Property Description

We are pleased to offer a large fabrication building that was recently being used for the construction of modular housing. The building has heavy electrical power and 30'± ceiling height.



### Broker Contact

Greg Hastings, SIOR

Tom Dunham, SIOR

ghastings@dunhamgroup.com

tdunham@dunhamgroup.com



947 Waterford Road



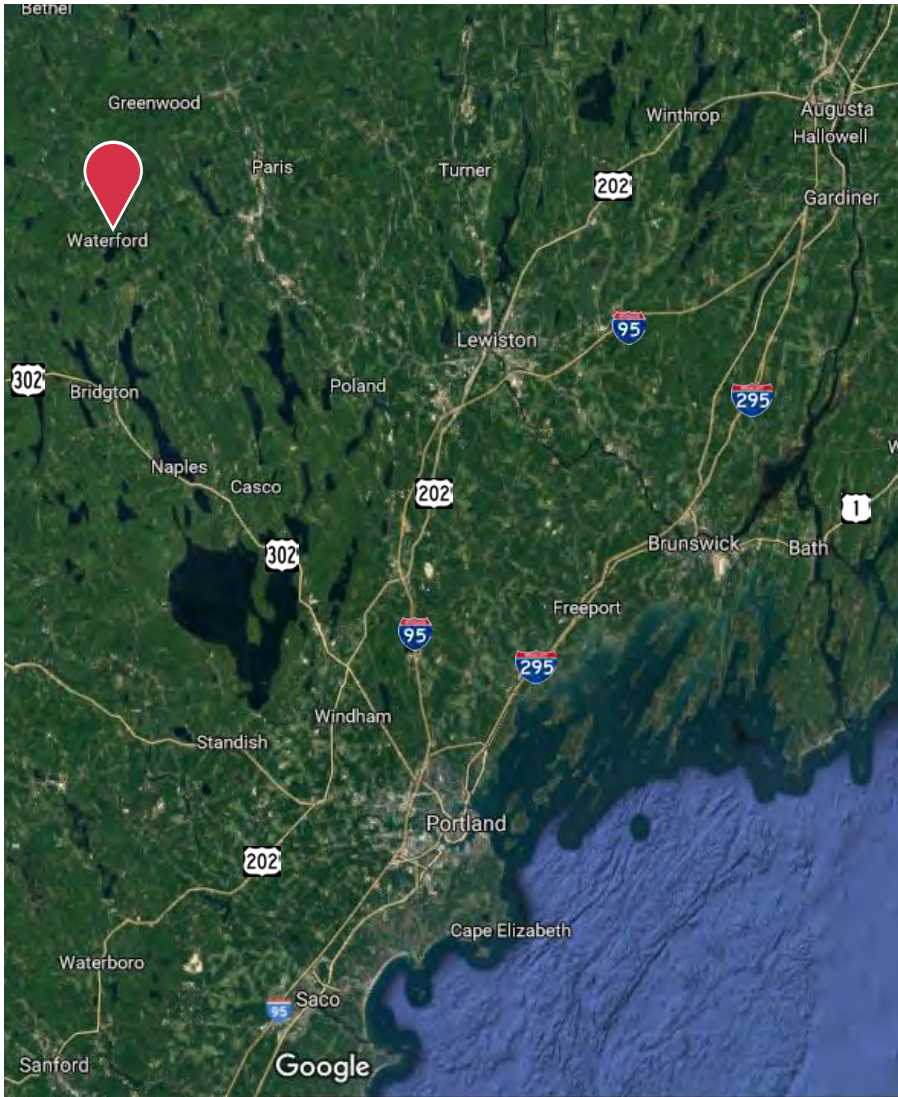
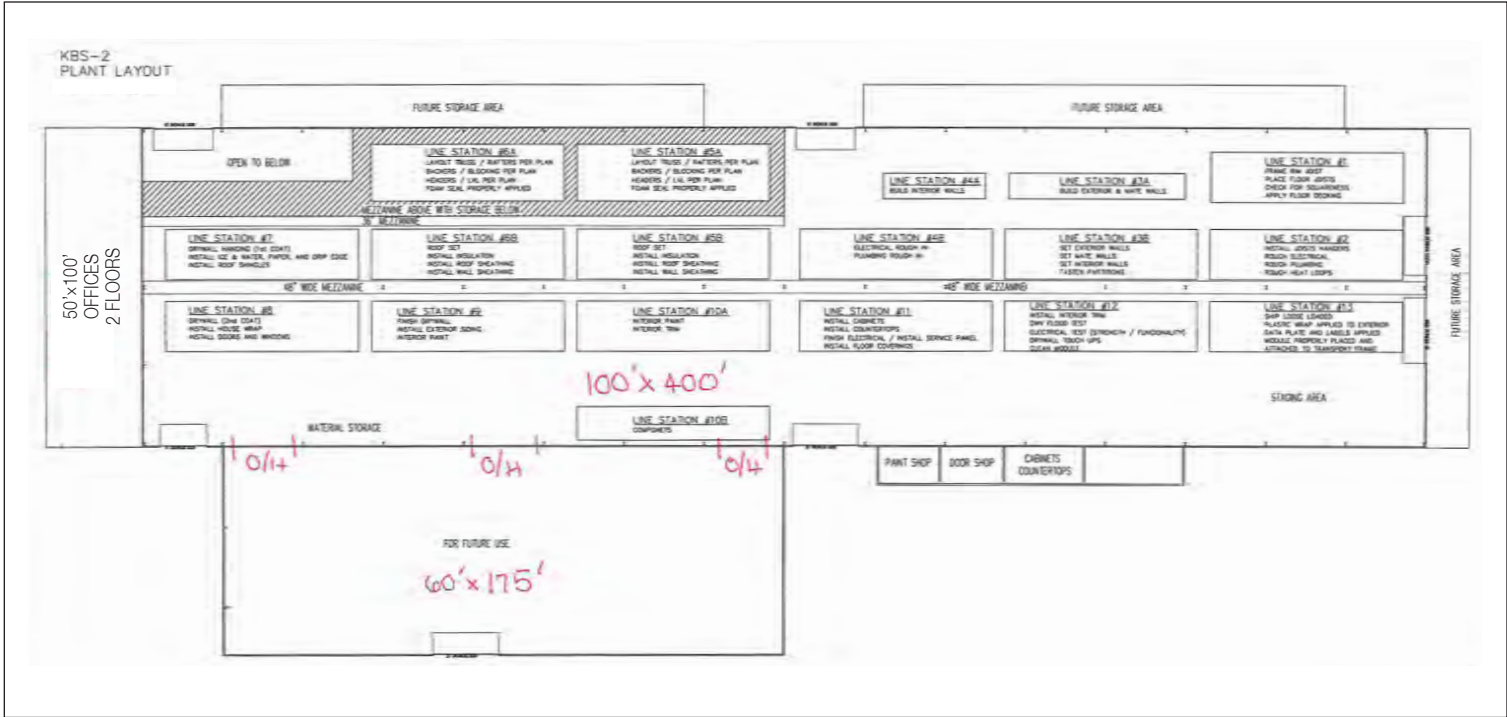
## Property Overview

Owner	KSB Builders, Inc.	
Building Size	61,850± SF	
Lot Size	23± acres	
Zoning	N/A	
Space Breakdown	Office - 10,000± SF Warehouse - 51,850± SF	
Assessor's Reference	Map 35, Lot 3A	
Deed Reference	Book 5102, Page 215	
Annual Taxes	\$12,457.26 (FY '16-17)	
Assessed Value	Land	\$50,000
	Building	\$763,600
	Total	\$814,200
Building Age	1978 and 1994	
Building Construction	Steel frame with metal siding	
Roof	Standing seam metal	
Flooring	Concrete slab	
Utilities	Private well and septic, electricity and telephone	
Ceiling Height	30±' clear height	
Drive-in OHDs	One (1) 10'x8' OHD door One (1) 12'x18' OHD door One (1) 14'x12' OHD door One (1) 14'x18' OHD door	One (1) 14'x20' OHD door One (1) 16'x20' OHD door One (1) 16'x18' OHD door
Cranes	Two (2) 3-ton bridge cranes Two (2) 5-ton bridge cranes	Two (2) 10-ton bridge cranes Two (2) 14-ton bridge cranes
Heat	Two (2) external wood fired boilers and LP gas heaters in manufacturing area with oil-fired FHW office area	
Electrical	1600 Amp, 480 volt, 3 phase service	
Lighting	Fluorescent and HPS fixtures	
Sprinkler System	None	
Column Spacing	50'x25' with 50' bays for cranes	

**FOR SALE : \$995,000**



# 947 Waterford Road



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.