

For Sale  
Industrial Building  
\$995,000



## Manufacturing Facility

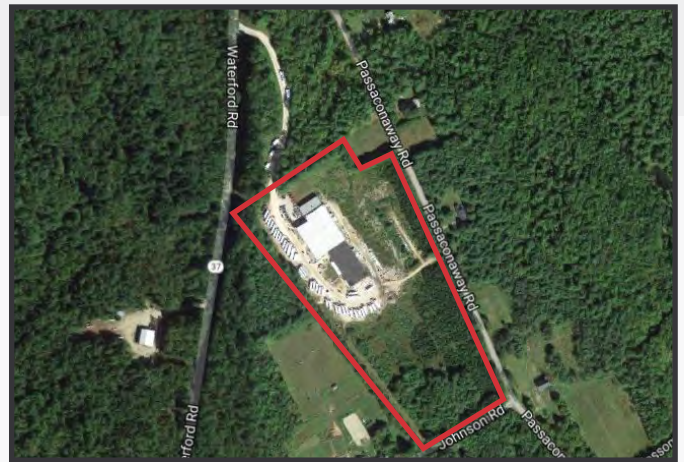
947 Waterford Road  
Waterford, ME 04088

### 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  
& Brad Moll

[www.dunhamgroup.com](http://www.dunhamgroup.com)

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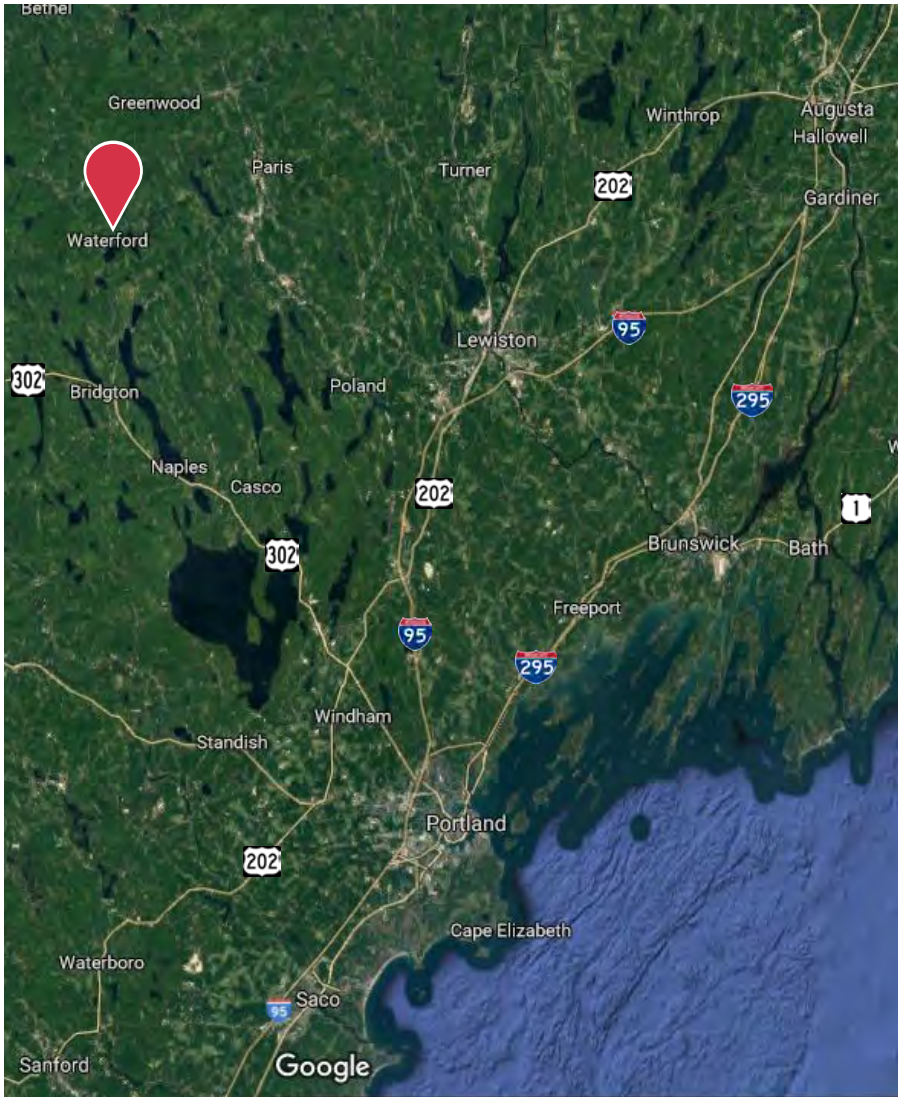
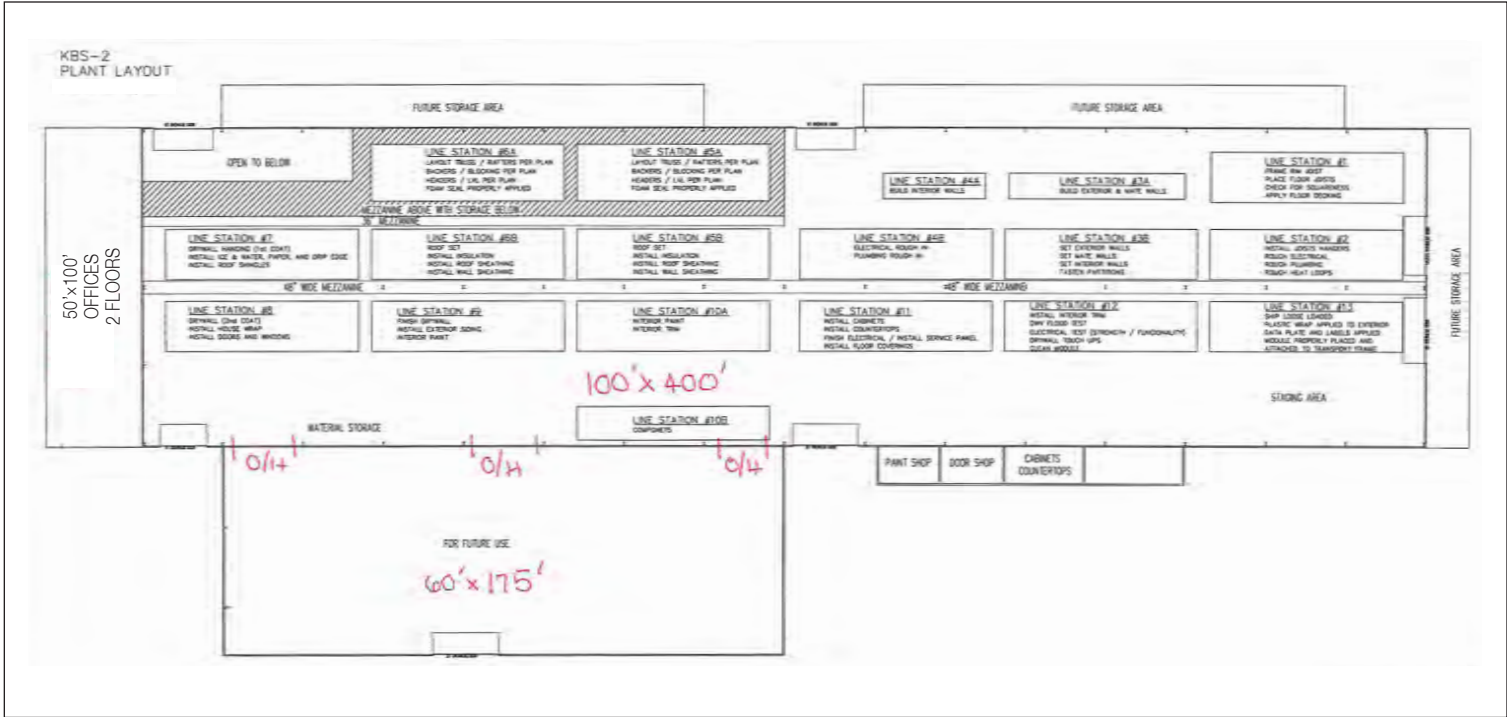


## Property Overview

|                       |   |  |
|-----------------------|---|--|
| Owner                 | KSB Builders, Inc.  |  |
| Building Size         | 61,850± SF  |  |
| Lot Size              | 23± acres   |  |
| Zoning                | N/A   |  |
| Space Breakdown       | Office - 10,000± SF<br>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<br>One (1) 12'x18' OHD door<br>One (1) 14'x12' OHD door<br>One (1) 14'x18' OHD door | One (1) 14'x20' OHD door<br>One (1) 16'x20' OHD door<br>One (1) 16'x18' OHD door |
| Cranes                | Two (2) 3-ton bridge cranes<br>Two (2) 5-ton bridge cranes  | Two (2) 10-ton bridge cranes<br>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**

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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.