

For Sale  
**Industrial Buildings**

\$12,500,000



## Investment Portfolio

48 Spiller Dr & 600 County Rd  
Westbrook, ME 04092

### Property Highlights

- 134,000± SF Building on 9.47± acres
- 28,580± SF Building on 3.06± acres
- Both properties are fully leased
- TIF on 48 Spiller Dr for \$15,689/year

### Property Description

We are pleased to offer for sale two fully leased industrial buildings in Westbrook, Maine. Both properties are currently occupied by SIGCO, Inc. the preeminent glass and architectural metal fabricator/distributor in New England. The properties are available on a sale/leaseback basis with a NOI of \$894,190.



### Broker Contact

Greg Hastings, SIOR

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For Sale  
**Industrial Building**

134,000± SF | 9.47± acres

# 48 Spiller Drive

Westbrook, Maine



## Property Overview

Owner	Lake Creek Properties, LLC
Property Type	Industrial/ Manufacturing
Building Size	134,000± SF
Lot Size	9.47± acres
Assessor's Reference	Map 4, Lots 305 and 306
Deed Reference	Book 23945, Page 88 & Book 31109, Page 200
Real Estate Taxes	\$102,690.40 (2016-2017)
Zoning	Manufacturing District (MZD)
Utilities	Municipal water and sewer, natural gas
Lighting	Fluorescent fixtures throughout
Flooring	Slab concrete
Sprinkler System	Wet pipe system
TIF	14 Year TIF for \$15,689 per year

## Original Building

Building Size	66,000± SF	
Space Breakdown	1st Floor Office	3,000± SF
	2nd Floor Office	3,000±
	Manufacturing	60,000± SF (200'×300')
Year Built	2006	
Ceiling Height	20' - 25'±	
Electricity	2000 Amp, 480 volt, 3 phase	
Loading Doors	Two (2) loading docks with levelers and seals	
	One (1) dock door for dumpsters	
	Two (2) 12'×14' drive-in overhead doors	
	One (1) 12'×14' drive-in overhead door into truck pit	

## 1st Building Addition

Building Size	20,000± SF (100'×200')
Year Built	2010
Ceiling Height	20' - 25'±
Electricity	2000 Amp, 480 volt, 3 phase
Loading Doors	None
Bathrooms	Men's and women's
Miscellaneous	Cafeteria adjacent to bathrooms

## 2nd Building Addition

Building Size	48,000± SF (120'×400')
Year Built	2015
Ceiling Height	18' - 20'±
Electricity	2000 Amp, 480 volt, 3 phase
Loading Doors	One (1) truck dock with leveler Two (2) 12'×14' drive-in overhead doors One (1) 12'×14' drive-in overhead door into truck pit

For Sale  
**Industrial Building**  
28,580± SF | 3.06± acres

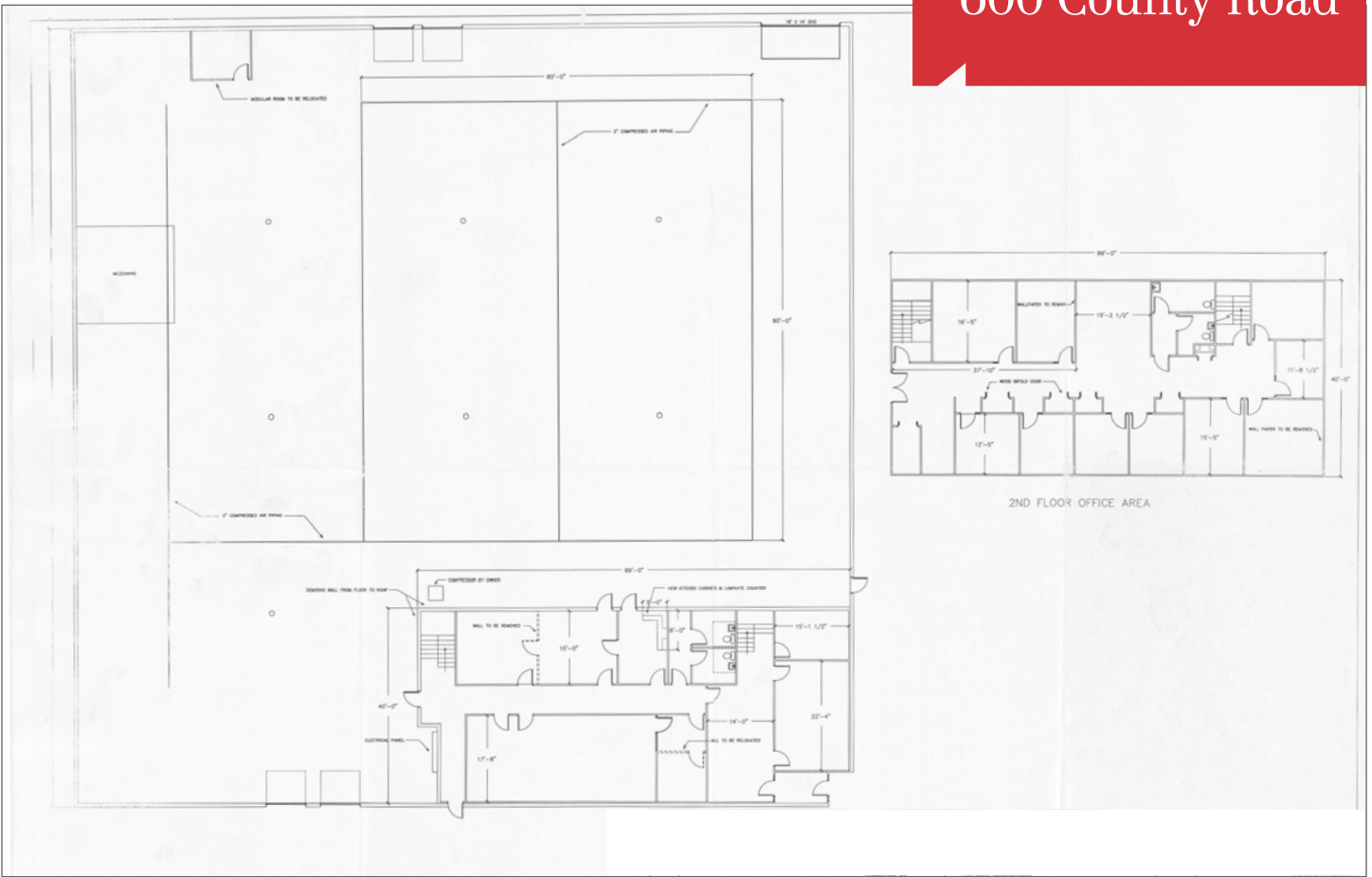
# 600 County Road

Westbrook, Maine



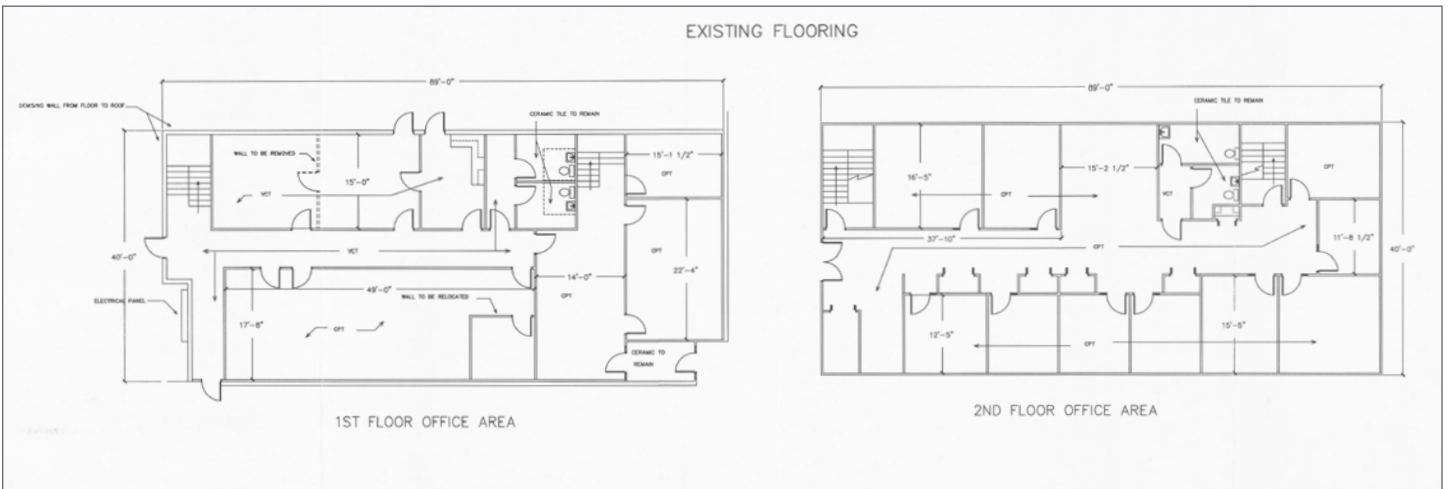
## Property Overview

Owner	Lake Creek Properties, LLC
Property Type	Industrial/ Manufacturing
Building Size	28,580± SF
Lot Size	3.06± acres
Assessor's Reference	Map 2, Lots 24A
Deed Reference	Book 32775, Page 179
Real Estate Taxes	\$19,892.24 (2016-2017)
Zoning	Industrial Park District
Building Age	Built in 1982
Building Construction	Pre-engineered steel frame with metal siding
Office Space	6,500± SF
Column Spacing	40'×40'
Roof	Standing seam metal roof
Floor	Slab concrete
Ceiling Height	21'± at eave and 18.5± clear height
Lighting	T-5 fluorescent fixtures
Electrical	1200 Amp, 120/280 volt, 3 phase with buss bar throughout manufacturing area
Heat	HVAC units in office area and gas fire forced hot air Modine heater in warehouse spaces
Utilities	Municipal water and sewer, natural gas
Sprinkler System	Wet pipe system
Parking	Ample on-site paved parking
Loading Doors	Two (2) 8'×8' docks with dock seals One (1) 14'×14' drive-in overhead door One (1) 8'×9' dock with load leveler and seals One (1) 8'×8' dock with load leveler and seals
Miscellaneous	8' Interior metal panels on warehouse perimeter wall Compressed air lines throughout manufacturing area



2ND FLOOR OFFICE AREA

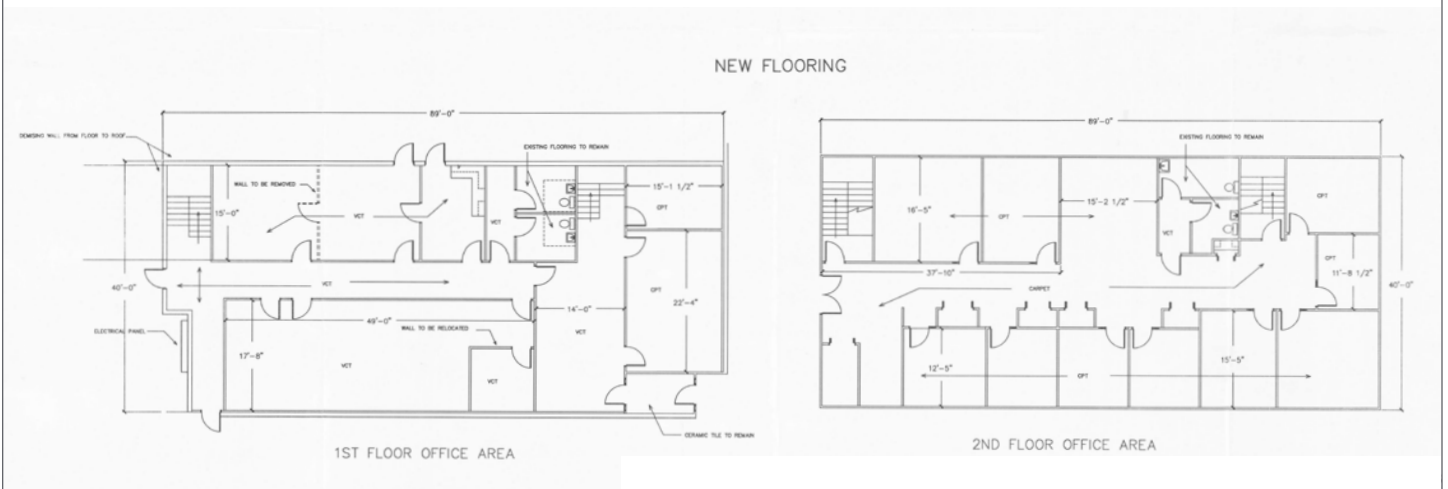
EXISTING FLOORING



1ST FLOOR OFFICE AREA

2ND FLOOR OFFICE AREA

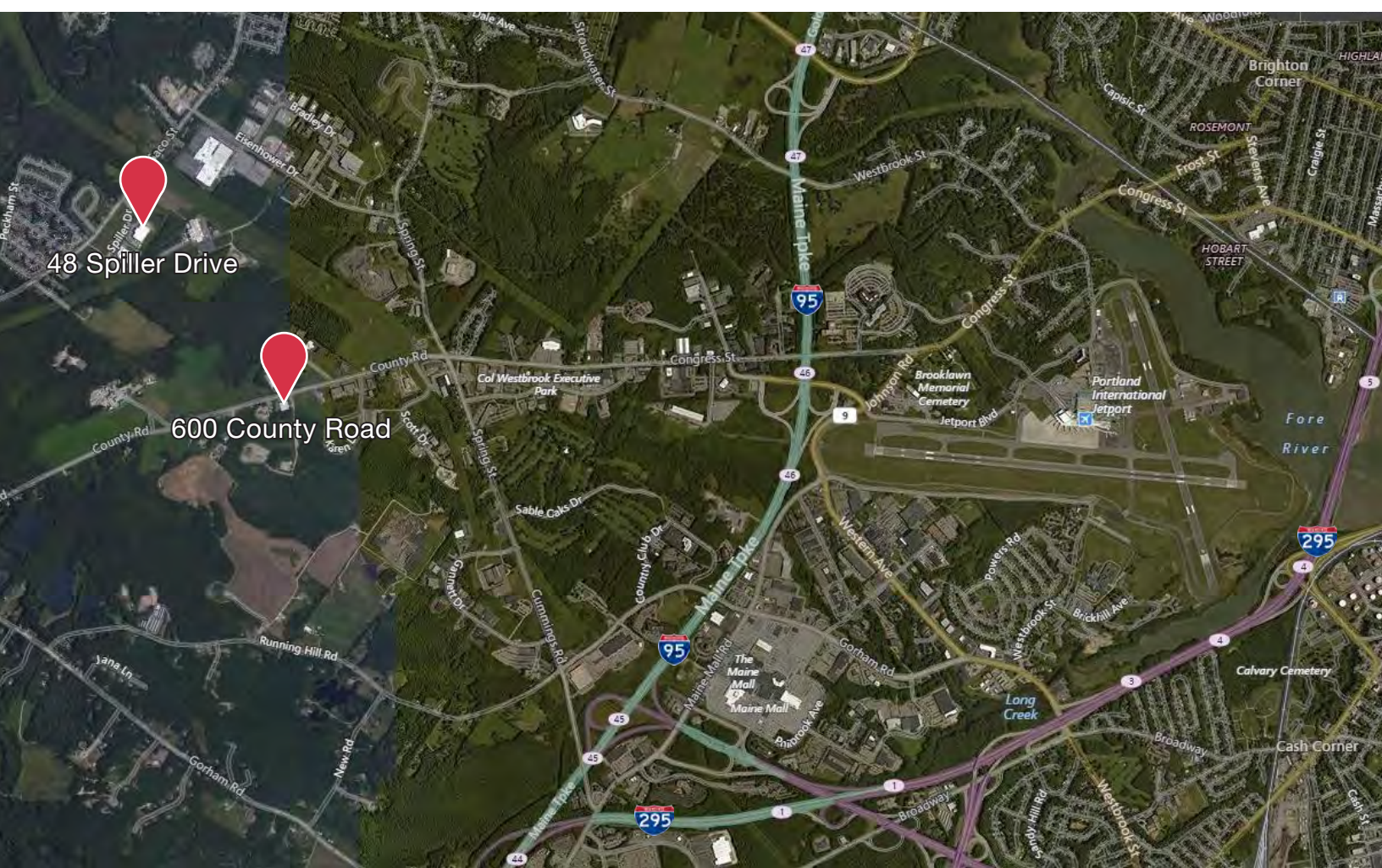
NEW FLOORING



1ST FLOOR OFFICE AREA

2ND FLOOR OFFICE AREA

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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.