

432 Elm Street (US Route 1) Biddeford, Maine



For Sale by Owner

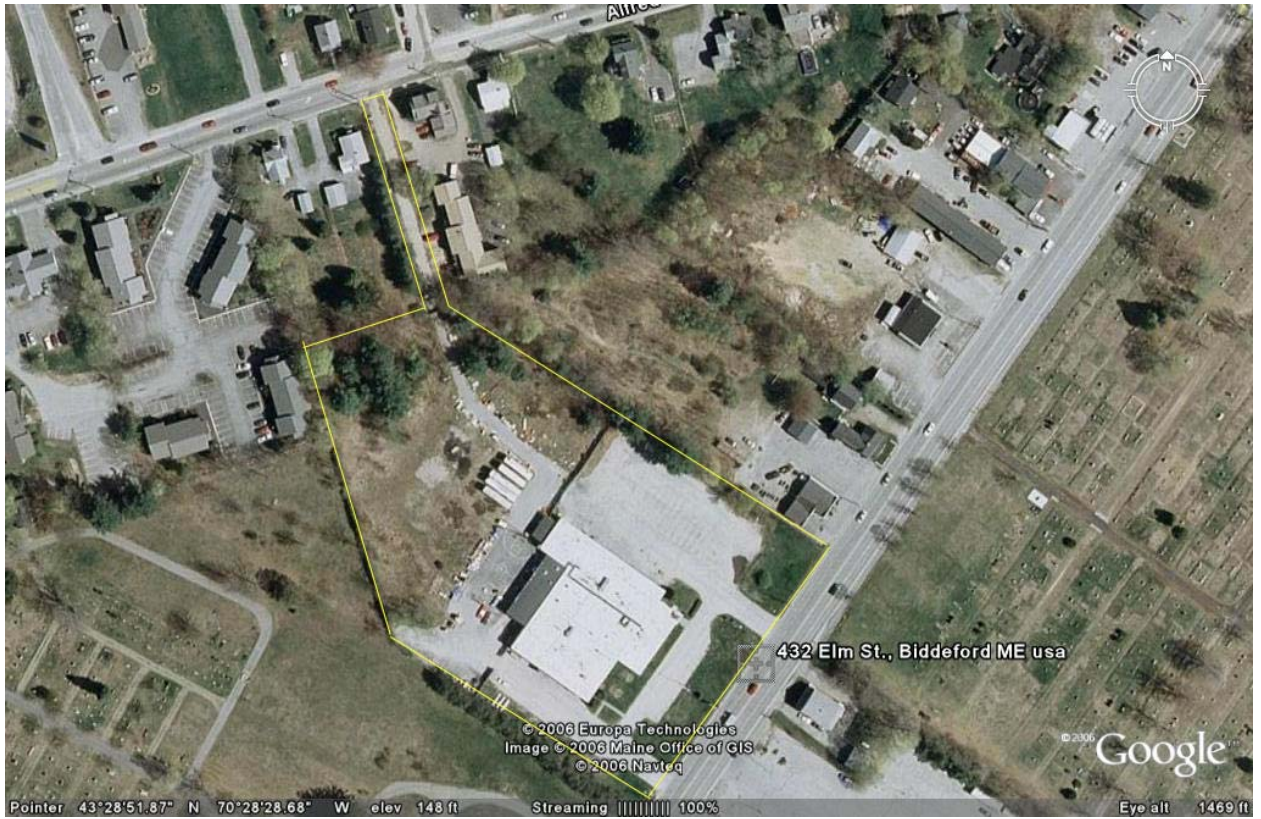
Contact: Holly Cook
Holly@Flotec.com
Tel. (207) 282-7749 x 116

Property Address:	432 Elm Street (U.S. Route 1) Biddeford, Maine Close to I-95
Land Area:	5.17 +/- acres
Zoning:	Business B-2
Building Area:	Office (class A): 7,357 +/- SF Manufacturing: 18,897 +/- SF Total: 26,254 +/- SF
Taxes:	\$15,084 (2006-2007)
Assessor's Reference:	Map 20, Lot 01
Road Frontage:	400 ft of road frontage on U.S. Route 1 with two curb cuts. Additional 30 ft road frontage on Route 111 access via back driveway.
Construction:	Combination of concrete block and brick exterior walls.
Roof:	Rubber membrane.
Floor:	Concrete slab with floor drains.
Insulation:	Walls: R-14 Roof: R-33
Utilities:	Municipal water and sewer
Electricity:	800 Amp, 277/480 V, 3 phase

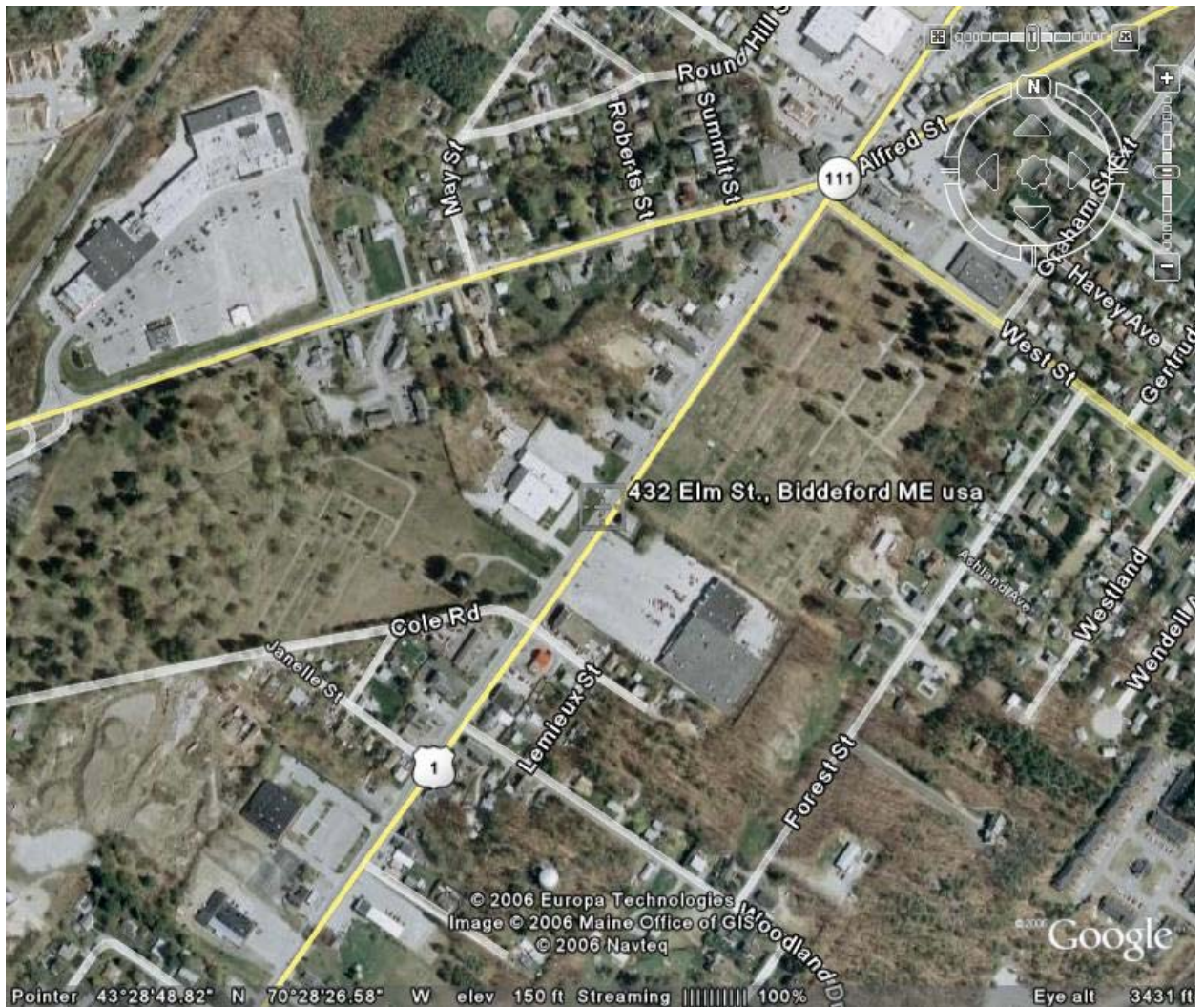
Heating:	Gas-fired Roof Heating Units. Central air conditioning in office area.
Loading Doors:	two (2) 12 ft. x 14 ft. OHD's three (3) 18 ft. x 10 ft. OHD's One (1) 12 ft. x 8 ft OHD One (1) 9 ft. x 9 ft OHD Some loading doors have electric openers.
Sprinkler System:	Full coverage with wet sprinkler system
Site Improvements:	The site is improved with over 20,000 SF of paved parking, landscaping, chain link fencing, lighting, walkways and two flag poles.
Frame:	One foot wide concrete block walls
Number of Stories:	One story
Extras:	<ul style="list-style-type: none">- Backup propane gas fired generator- 1,088 +/- feet of chain-link fencing with three (3) gates behind building.- Paved driveway to Alfred Road (Route 111). Site has strong redevelopment potential.
Sale Price:	\$1,400,000



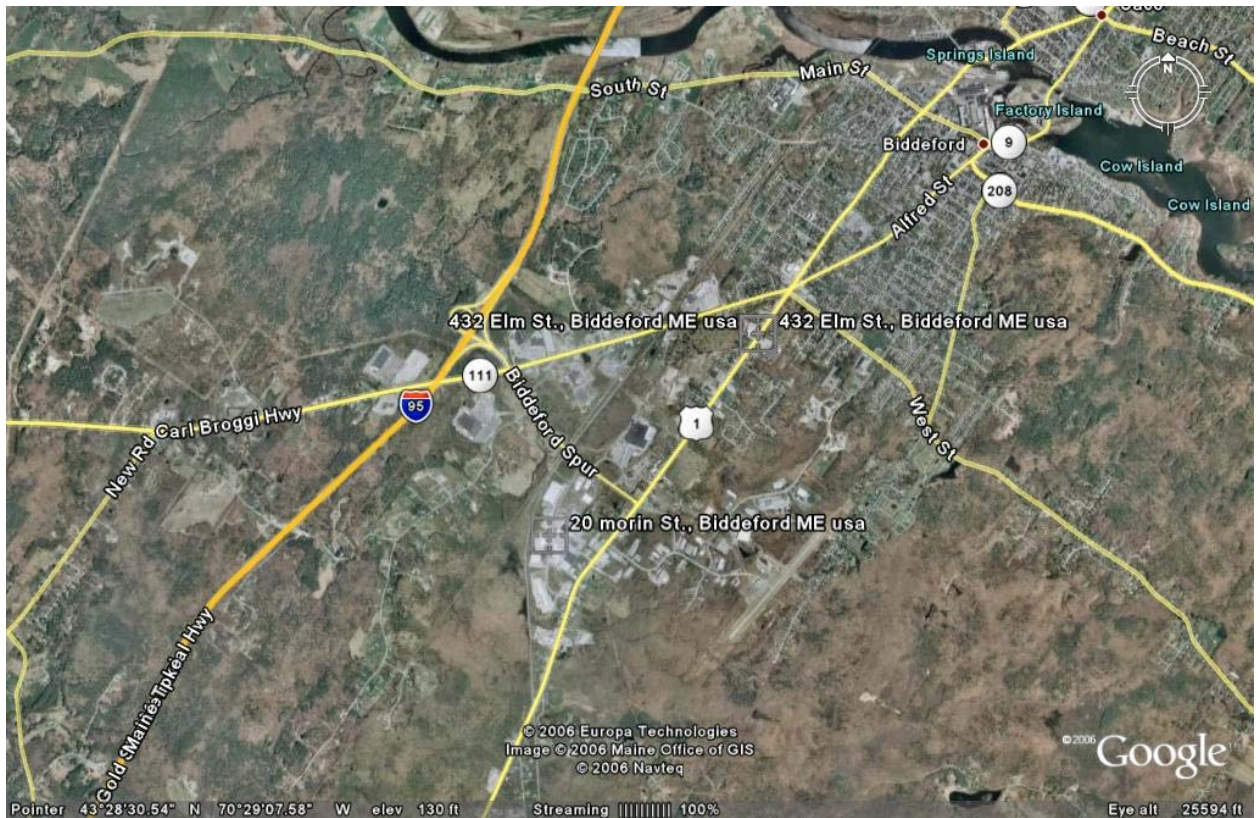




432 Elm Street, Biddeford ME 04005 USA
Tel: US: 800.639.7806 Tel Int'l: +1 207.282.7749
Fax: 207.284.8098 Email: holly@flotec.com



432 Elm Street, Biddeford ME 04005 USA
Tel: US: 800.639.7806 Tel Int'l: +1 207.282.7749
Fax: 207.284.8098 Email: holly@flotec.com



432 Elm Street, Biddeford ME 04005 USA
Tel: US: 800.639.7806 Tel Int'l: +1 207.282.7749
Fax: 207.284.8098 Email: holly@flotec.com