

FOR SALE or LEASE

650 River Road, Gardiner, ME

- 138,832± sf commercial building on 4.6± acres
- 58,832± sf available
- 20' ceiling height
- 4,760± sf freezer space, 9,000± sf office space
- 13 loading docks & 3 drive-in doors
- On active rail system with rail siding
- Fully sprinkled
- Located in an approved Pine Tree Zone

650 RIVER ROAD GARDINER, MAINE



FOR MORE INFORMATION CONTACT:



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Broker
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cpaszyc@boulos.com

CBRE | The Boulos Company
CB RICHARD ELLIS



**650 RIVER ROAD
GARDINER, MAINE**

:: FOR SALE

PROPERTY OVERVIEW



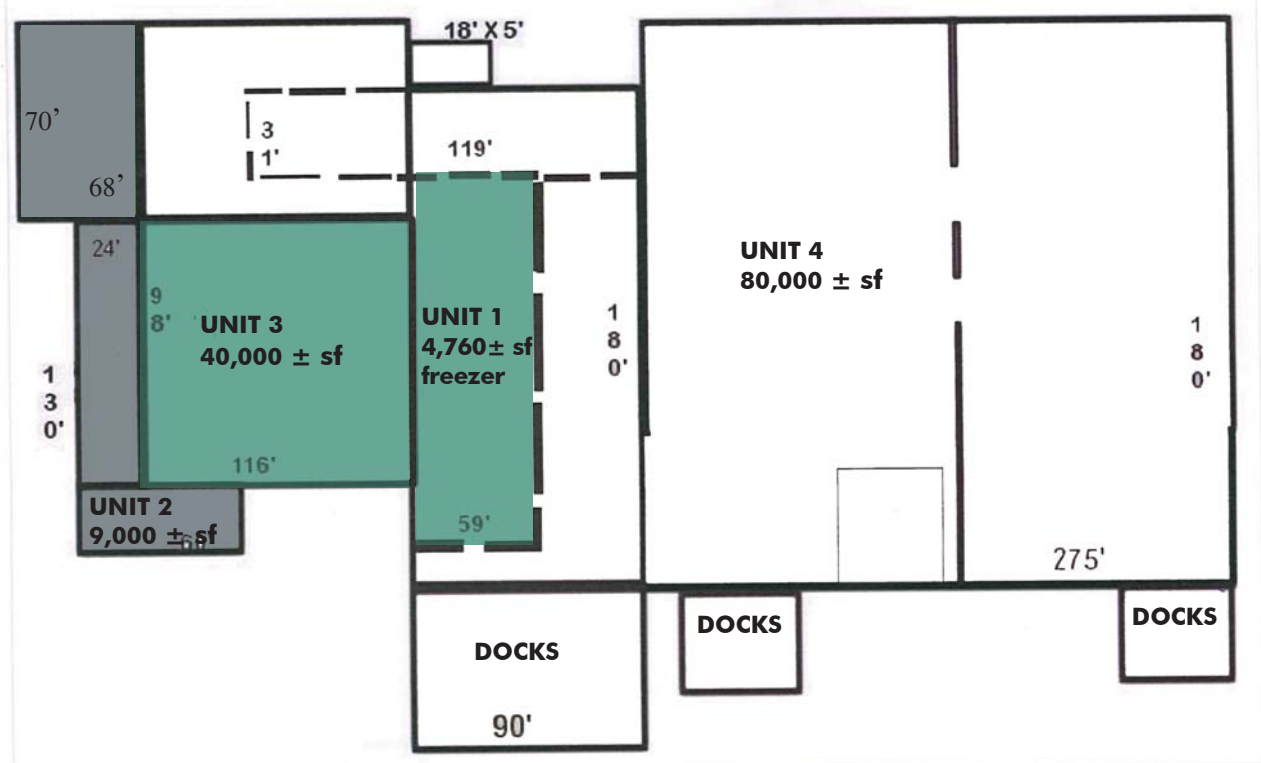
Map/Lot:	Map 41, Lot 58
Land Area:	4.6± acres
Square Footage:	138,832± sf total 58,832± sf available Unit 1: 4,760± sf (freezer space) Unit 2: 9,000± sf Unit 3: 40,000± sf
Tenants:	Village Candle
Parking:	On-site
Water/Sewer:	Municipal
Sprinkler:	Yes
Ceiling Height:	15' - 20' clear
Heat:	Oil
Electrical:	3-phase
Loading Docks/Doors:	Thirteen (13) w/ load levelers
Zoning:	Planned Development with a portion of land in Shoreland Overlay
Taxes (09):	\$30,502.82 (16.9 mils)
For Lease:	\$2.50/sf Modified Gross (tenant pays heat & electric)
For Sale:	\$2,195,000



650 RIVER ROAD GARDINER, MAINE

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FLOOR PLAN



AERIAL





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GARDINER, MAINE**

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**PROPERTY DISCLOSURE ADDENDUM
(Non-Residential Properties)**

TO BE DELIVERED TO BUYERS PRIOR TO OR DURING PREPARATION OF OFFER

REAL ESTATE: 650 River Road, Gardiner, Maine

SELLER: Lewiston Gardiner Properties LLC

To the best of Seller's knowledge (check one):

No underground storage facility for the storage of oil or petroleum products exists on the premises.

An underground oil storage facility exists on the premises which is subject to regulation by the Maine Department of Environmental Protection under 38 M.R.S.A. §561, et seq., State of Maine Registration No. _____ . The underground facility _____ has _____ has not been abandoned in place.

Pursuant to Chapter 330 of the Rules of the Maine Real Estate Commission, _____ (Licensee) discloses that the above-referenced Seller is making no representations regarding current or previously existing known hazardous materials on or in the Real Estate described above, except as follows:

(attach additional sheets as necessary)

You are encouraged to seek information from professionals regarding any specific hazardous material issue or concern.

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum prior to the preparation of an offer to purchase the Real Estate.

Date: _____

Buyer: _____

Date: _____

Seller: _____

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