

FOR SALE OR LEASE : 77 LOGISTICS LANE

Hermon, Maine 04401



FOR SALE OR LEASE

\$2,750,000

\$2.75/SF NNN

We are pleased to offer for sale and lease this 132,640± SF distribution warehouse building in Hermon, Maine. The building offers ample first and second floor office space. Located approximately one mile from Exit 180 of the Maine Turnpike, this property is ideally located just south of the Bangor Metro area.

This property maintains 1,305'± of rail frontage along the Central Maine & Quebec Railway. The building is serviced by two rail spurs and has ten access doors with a full coverage rail canopy. The original 59,820± SF building was built in 1989 and the additional 72,820± SF was added in 2006.

NA The Dunham Group

Commercial Real Estate Services, Worldwide.

CONTACT INFORMATION

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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.

PROPERTY OVERVIEW

Owner: LMS Acquisition Corporation

Property Type: Office/Residential

Lot Size: 11.12± acre

Gross Building SF: 132,640± SF

Assessor's Reference: Map 15, Lot 37

Deed Reference: Book 8537, Page 176

Assessed Value: Land	\$247,800
Building	\$4,914,500
Total	\$5,162,300

Taxes: \$61,947.60 (FY '14 - '15)

Space Breakdown:

59,820± SF	Original Building (1989)
72,820± SF	Addition (2006)
132,640± SF	Total

Office Space Breakdown:

4,900± SF	1 st Floor
1,020± SF	2 nd Floor
5,920± SF	Total

Roof: Standing metal seam and EPDM

Siding: Metal

Utilities: Private and public water, private septic system, telephone and electricity

Zoning: Industrial

Ceiling Height: 30' - 35'

Loading Docks: 21 total with concrete pads, trailer hooks, seals and levellers

Drive-in OHD: Two (2) 14'x16'

Rail Doors: Ten (10) with canopy coverage and double track access

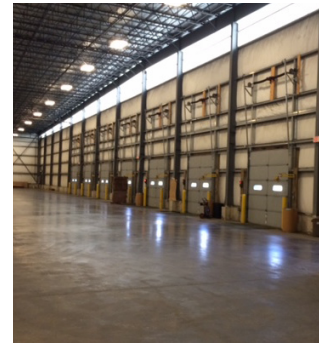
Electrical: 400 Amp service

HVAC: Propane in office, unheated warehouse areas

Sprinklers: Yes, dry system throughout

Parking: Ample on-site

Accessibility: 1± mile to Interstate 95, Exit 180



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