

FOR SALE/LEASE - OFFICE / WAREHOUSE

499 RIVERSIDE DRIVE - AUGUSTA, MAINE

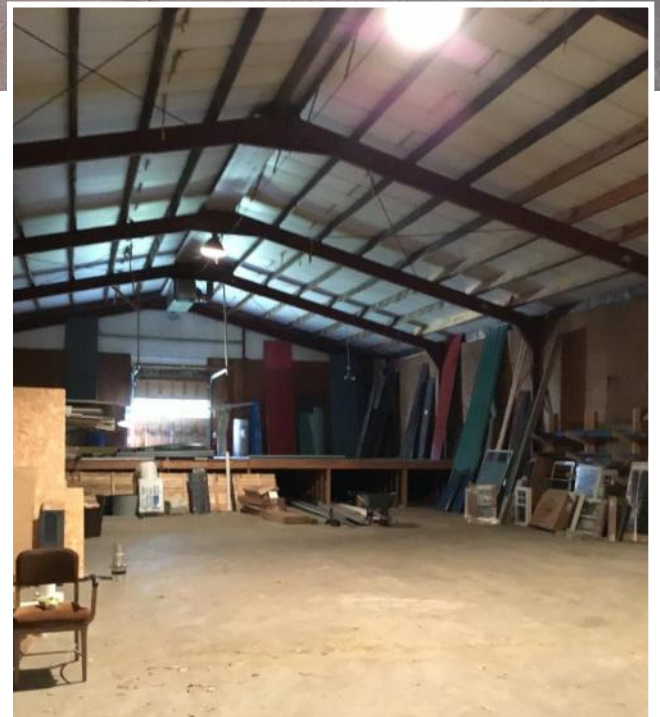


10,745± SF OFFICE / WAREHOUSE ON 1.45 ACRES

- Current configuration is 18± Offices, Showroom/display area, and 5,000 sf semi-finished Warehouse in the rear
- On Route 201 near the I-95/Route 3 Interchange
- Parking for 30± vehicles
- Warehouse: Clear span with 1 loading dock & 14± foot drive-in door

SALE PRICE: \$355,000

LEASE RATE: \$3.50/SF NNN



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PROPERTY SUMMARY

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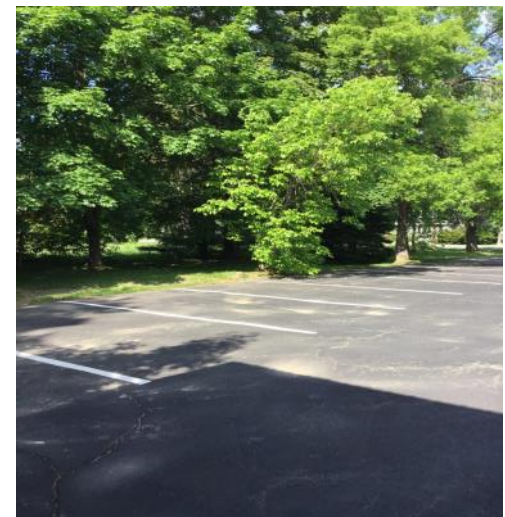


GENERAL PROPERTY INFORMATION

LOT SIZE:	1.45 ACRES
FRONTAGE:	160±' on Riverside Drive - excellent visibility
MAP & LOT #:	Map 50, Lot 21
ASSESSMENT:	\$299,200 Building + \$81,000 Land = \$380,200 Total
REAL ESTATE TAXES:	\$7,526.00 (2016)
ZONING:	PD2

BUILDING INFORMATION

BUILDING SIZE:	10,745± SF: 3,981± SF front office space; 1,764± SF display area; 5,000± SF Warehouse. (Display area not fully finished.)
CONSTRUCTION:	Wood frame with steel evident in the warehouse section; exterior is vinyl on the office section and metal on the warehouse.
WAREHOUSE:	Clear span with 1 loading dock & 14± foot drive-in door
FOUNDATION:	Partial foundation and slab
BUILT:	1900 and refurbished in 1986
ROOF:	Asphalt and rubber membrane on the front office section with most of it new in 2016. Metal on the warehouse section.
HVAC:	Oil fired hot air system with pad mounted units; AC to office areas. Forced hot air furnace in the warehouse which has not been used recently.
LIGHTING:	Fluorescent
CEILINGS:	Office is 8± feet; warehouse is 16± feet
FLOORING:	Carpet and slab
ELECTRICAL:	200 amps single phase power
UTILITIES:	Well and septic
PARKING:	Asphalt; 30± spaces
SIGNAGE:	Pylon style sign



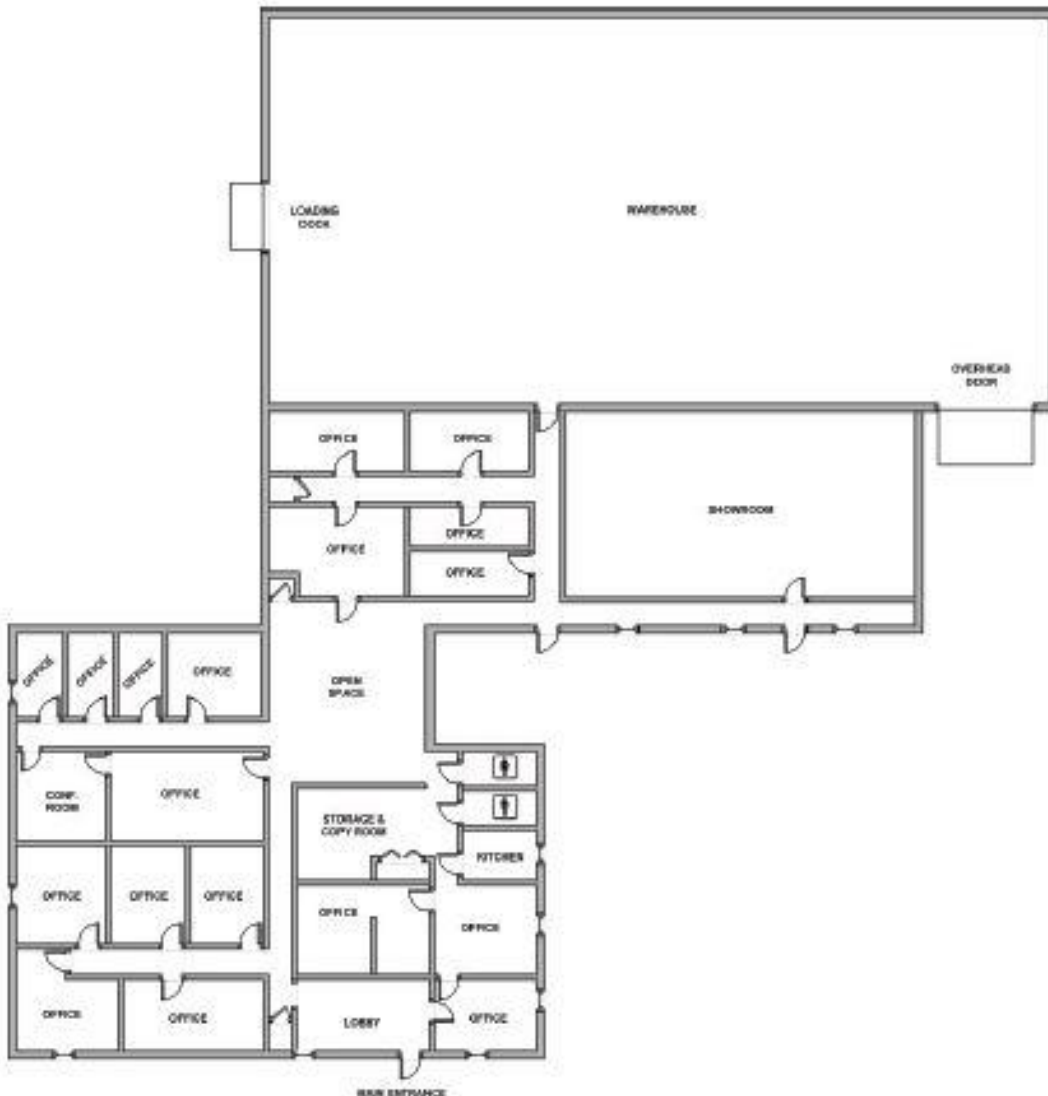
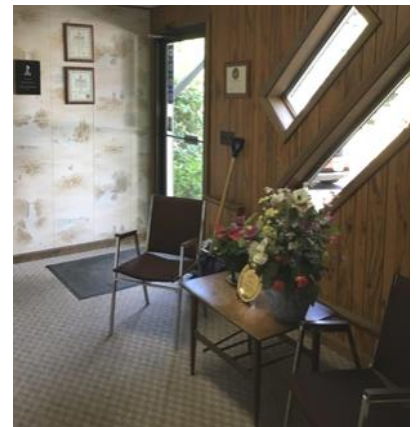
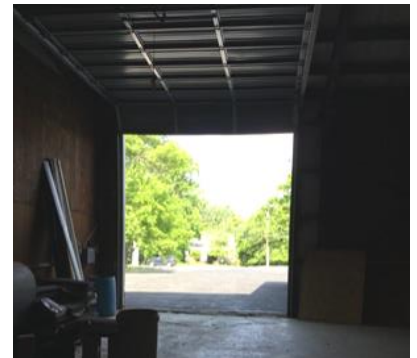
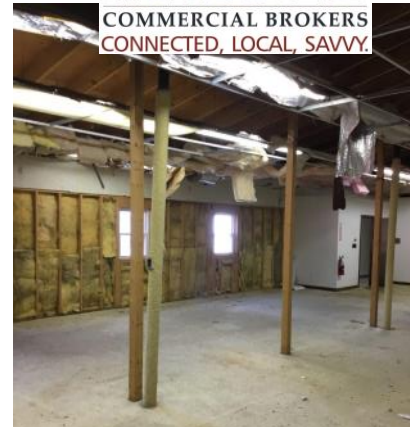
FLOOR PLAN AND PROPERTY INFORMATION

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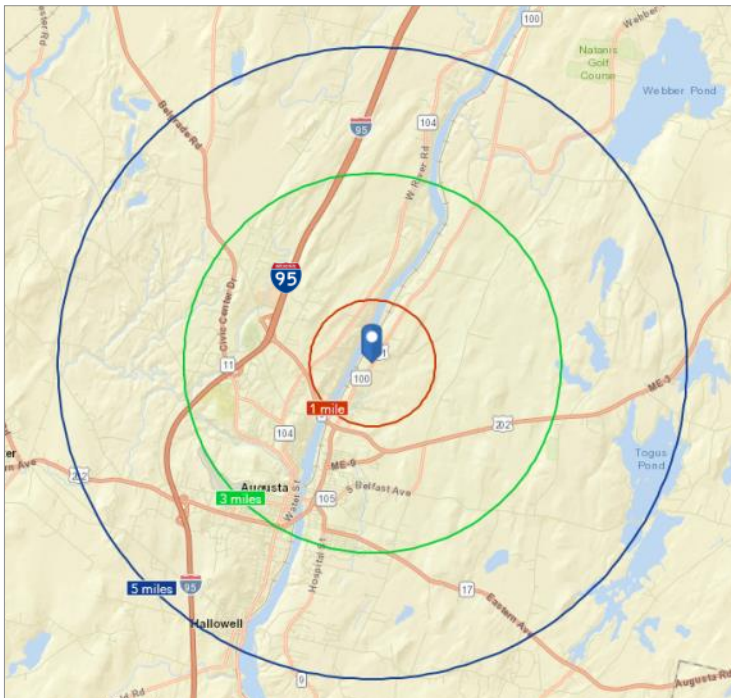


The Woodmaster of Maine building is a 10,000+ square foot office, showroom and warehouse building located 1.45+/- acres with parking for approximately 30 vehicles. It is located directly on Riverside Drive just a short distance from the relatively new Route 3 interchange that leads to either I-95 or to Route 3 leading to the Route 1 Belfast area.

The building is currently configured in the front section into 18+/- private offices, a conference room, reception area, small showroom, kitchen and staff area. The rear of the building is a 5,000+/- square foot semi-finished clear span warehouse with a loading dock and drive-in door.



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AREA STATISTICS - 2017*

	1 Mile	3 Miles	5 Miles
Total Residential Population:	1,041	11,919	22,129
Average Household Income:	\$50,504	\$47,212	\$52,997
Total Businesses:	123	1,022	1,994
Total Employees:	503	22,419	41,844

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