

# FOR SALE & LEASE | INDUSTRIAL

152 PORTLAND RD, BRIDGTON, ME 04009



## PROPERTY OVERVIEW

### INDUSTRIAL PROPERTY

Amazing opportunity to own (or lease a portion of) 115,053± square feet of industrial space at 152 Portland Road in Bridgton.

Centrally located in the Lakes Region with excellent road frontage on Route 302, the size of the available space and high ceilings allow for a variety of uses such as manufacturing, boat storage, self storage, warehousing, or cannabis cultivation, processing & retail. Permits are in place with the town of Bridgton for cannabis.



**MAINE REALTY ADVISORS**  
MaineRealtyAdvisors.com  
16 Casco Street  
Portland, ME 04101

Contact Amanda Melnick  
(207) 744-3084 ext 309  
Amanda@MaineRealtyAdvisors.com

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## PROPERTY DETAILS

|                       |   |
|-----------------------|---|
| <b>LIST PRICE</b>     | \$6,000,000.00  |
| <b>LEASE PRICE</b>    | \$5.00 PSF  |
| <b>OWNER</b>          | Stone Soup Realty LLC   |
| <b>MAP / LOT</b>      | 009 / 060 & 59  |
| <b>BOOK / PAGE</b>    | 32846 / 105   |
| <b>LEASABLE SPACE</b> | .   |
| <b>SPACE 1</b>        | 25,663 SF + 150 SF Office   |
| <b>SPACE 2</b>        | 30,375 SF + 1,280 SF Office   |
| <b>SPACE 3</b>        | 8,805 SF + 2,277 SF Office  |
| <b>LOT SIZE</b>       | 25.80 ± Acres   |
| <b>BUILDING SIZE</b>  | 115,053 ± SF  |
| <b>YEAR BUILT</b>     |   |
| <b>SECTION A</b>      | 1963  |
| <b>SECTION B</b>      | 1981  |
| <b>SECTION C</b>      | 1986  |
| <b>SECTION D</b>      | 1997  |
| <b>PARKING</b>        | 100± Spaces   |
| <b>ROOF</b>           | EPDM Roof with Drains   |
| <b>SIDING</b>         | Painted Masonry Block   |
| <b>FLOORING</b>       | Reinforced Concrete   |
| <b>CEILING HEIGHT</b> | 14'-20'   |
| <b>LOADING DOCKS</b>  | 10 Truck Docks  |
| <b>OVERHEAD DOORS</b> | One   |
| <b>HEAT</b>           | LP Gas-Fired FHA Units  |
| <b>HVAC</b>           | Retail & Cultivation Space  |
| <b>SPRINKLER</b>      | Wet Pipe System   |
| <b>ELECTRICAL</b>     | 600 Amp & 2,000 Amp, 480 Volt, 3-Phase  |
| <b>UTILITIES</b>      | 14" Municipal Water Main, Septic System to Support 300± Employees, LP Gas, Oil. Note: Municipal Sewer is Available in Front of Property |



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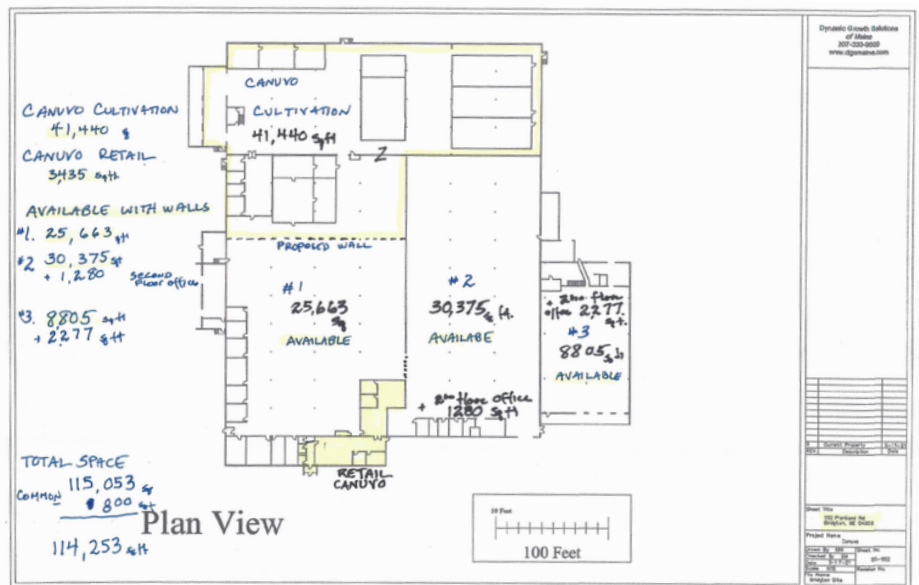
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## THE PROPERTY



## FLOOR PLAN



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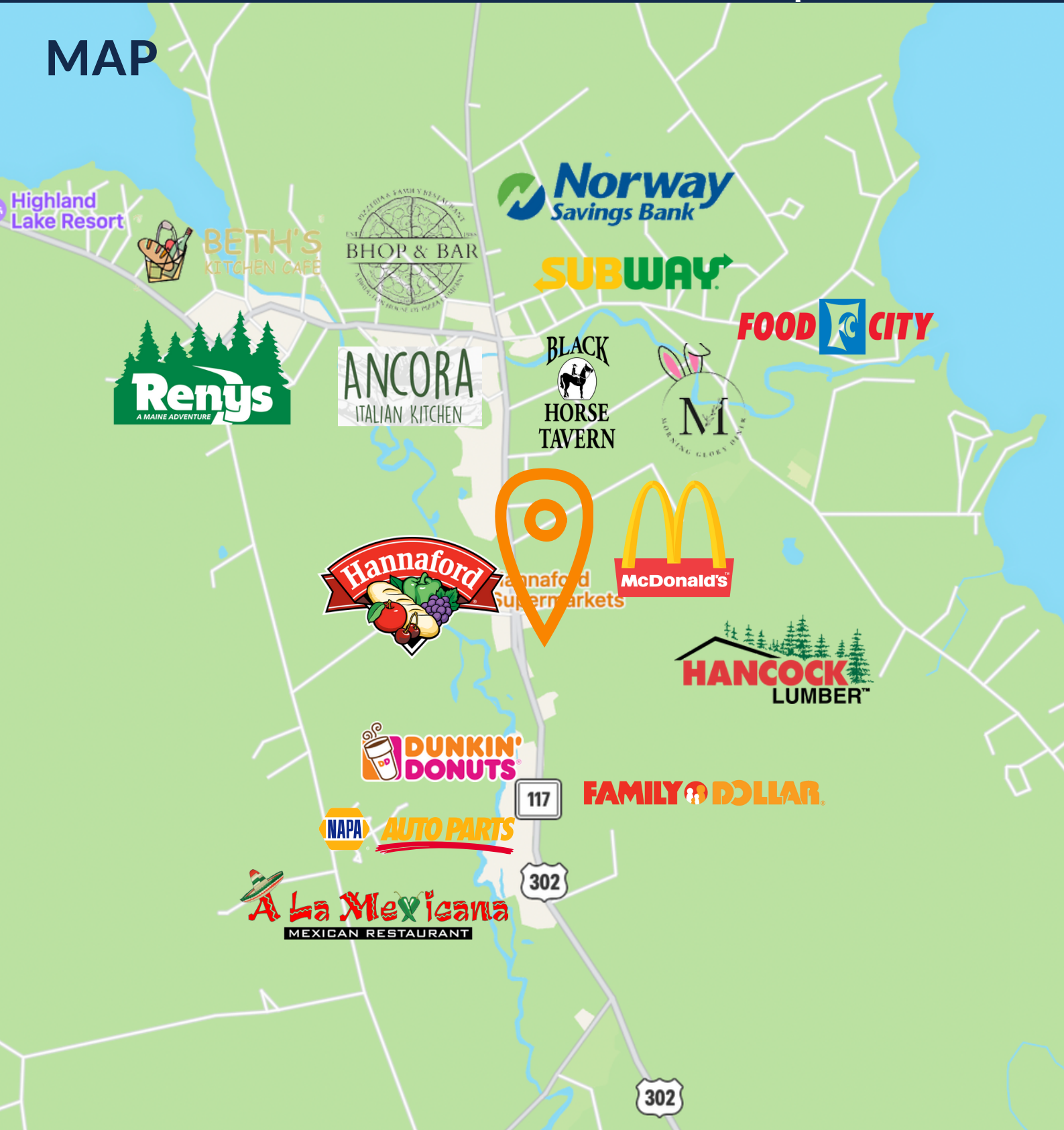
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## MAP



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## CUMBERLAND COUNTY DEMOGRAPHICS

|                                  |          |
|----------------------------------|----------|
| <b>POPULATION</b>                | 307.5k   |
| <b>MEDIAN AGE</b>                | 42.1     |
| <b>MALE</b>                      | 48.8%    |
| <b>FEMALE</b>                    | 51.2%    |
| <b>MEDIAN HOUSEHOLD INCOME</b>   | \$80.7k  |
| <b>MEDIAN PROPERTY VALUE</b>     | \$314.7k |
| <b>BACHELOR DEGREE OR HIGHER</b> | 49.8%    |

## CONTACT



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Vice President  
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Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

#### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### Remember!

*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

#### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.