FOR SALE | INDUSTRIAL WINDHAM



SALE PRICES START AT \$100,000



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PROPERTY SUMMARY 11 CHERRY LANE | WINDHAM

OWNER:	Maine Drilling & Blasting Inc.	
DEED:	Book 34798 Page 194	
ASSESSOR:	Map 5 Lot 9A	
LOT SIZE:	6.19± AC - development of rear of site is	
BUILDING SIZES:	Warehouse building: Office building: Storage shed: TOTAL:	2,000± SF 1,600± SF <u>1,400± SF</u> 3,600± SF
CONSTRUCTION:	2002	
FOUNDATION:	Slab	
ROOF:	Metal	
SIDING:	Metal	
FLOORS:	Concrete, ca pet/ le mil n cille	
CEILING HEIGHT:	Warehouse: 30' Office: 10'	
LIGHTING:	Outdoor security lighting	
ELECTRIC:	200 amps	
HVAC:	Warehouse: propane Office: propane with electric AC	
OVERHEADS:	Two drive-thru overhead doors	
RESTROOM:	Yes, men's and women's	
WATER/SEWER:	Septic and well	
PARKING:	Ample paved in front and back with some	
ZONING:	Industrial	
TAXES:	\$4,356.00 (2020)	







SALE PRICE: \$525,000

PROPERTY SUMMARY 23 CHERRY LANE | WINDHAM

OWNER:	Maine Drilling & Blasting Inc.	
DEED:	Book 34705 Page 289	
ASSESSOR:	Map 5 Lot 9A04	
LOT SIZE:	5.0± AC	
BUILDING SIZES:	Former bark mulch facility: 8,800± SF Quonset hut: Unknown	
CONSTRUCTION:	Former bark mulch facility: 1976 Quonset hut: Unknown	
FOUNDATION:	Slab	
ROOF:	Metal	
SIDING:	Wood	
FLOORS:	Concrete	
CEILING HEIGHT:	10' to 20'	
LIGHTING:	Outdoor security lighting	
ELECTRIC:	600 amps	
HVAC:	None	
OVERHEADS:	One drive-thru overhead door	
RESTROOM:	One	
WATER/SEWER:	Septic and well	
PARKING:	Ample paved parking area and the former foundation of another building	
ZONING:	Industrial	
TAXES:	\$4,705.50 (2020)	







SALE PRICE: \$475,000

PROPERTY SUMMARY 35 CHERRY LANE | WINDHAM

OWNER:	Maine Drilling & Blasting Inc.		and the second second
DEED:	Book 34798 Page 194		294 av 504 av
ASSESSOR:	Map 5 Lot 9		and the second
LOT SIZE:	10.82± AC		Chast
BUILDING SIZES:	Warehouse building: Storage building: Office/residence: Storage barn: TOTAL:	4,000± SF 10,560± SF 1,382± SF <u>1,600± SF</u> 17,542± SF	
CONCRETE SLAB:	20,036± SF concrete sl 4,000 SF warehouse	ab behind the	
CONSTRUCTION:	Warehouse building: Storage building: Office/residence: Storage barn:	1970 1973 1985 1998	
FOUNDATION:	Slab		COL
ROOF:	Asphalt shin <mark>c</mark> es and m		
SIDING:	Metal and wood mix		Manual Astronom
FLOORS:	Concrete		
CEILING HEIGHT:	10' - 20'		
LIGHTING:	Outdoor security lighting		
ELECTRIC:	200 amps		
HVAC:	None		
OVERHEADS:	Two drive-thru overhead	d doors	
RESTROOM:	One in office building		
WATER/SEWER:	Septic and well		
PARKING:	Ample on-site		
ZONING:	Industrial		
TAXES:	\$3,795.00 (2020)		SALE









SALE PRICE: \$595,000

PROPERTY SUMMARY RIVER AND PLAINVIEW ROAD | WINDHAM

RIVER ROAD

OWNER:	Maine Drilling & Blasting Inc.
DEED:	Book 34798 Page 194
ASSESSOR:	Map 5 Lot 9A05
LOT SIZE:	12.12± AC
DEVELOPABLE LAND:	At least 50%
ACCESS:	Accessed via easements
ZONING:	Industrial
TAXES:	\$1,621.50 (2020)



SALE PRICE: \$375,000

PLAINVIEW ROAD

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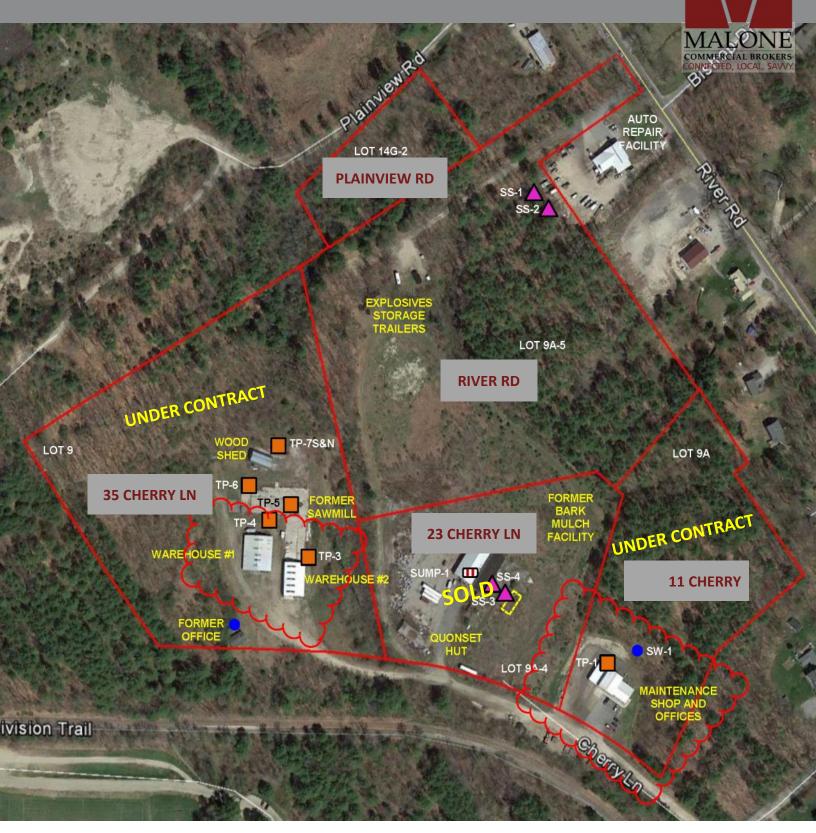
OWNER:	Maine Drilling & Blasting Inc.
DEED:	Book 34798 Page 194
SSESSOR:	Map 5 Lot 14G02
LOT SIZE:	2.57± AC
ACCESS:	Accessed via River Road easement or off Plainview Road
ZONING:	Industrial
TAXES:	\$1,107.00 (2020)



SALE PRICE: \$100,000



SITE OVERVIEW WINDHAM

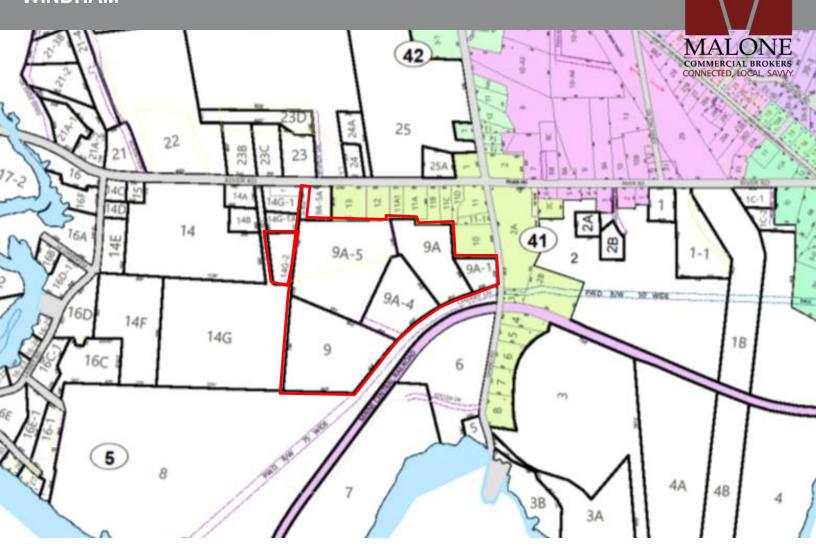


ENVIRONMENTAL CLEANUP

An environmental cleanup of the property is ongoing and will be completed soon.

The Phase II Environmental Site Assessment is available upon request.

TAX MAP AND ZONING WINDHAM



INDUSTRIAL ZONING

H. Industrial District (I)

1. Intent

The intent of this district is to provide districts within the Town of Windham for manufacturing, processing, treatment, research, warehousing, storage and distribution.

2. Permitted Uses

The following uses, as they are defined in Section 300, shall be permitted in the Industrial District as a matter of right. Refer to Section 500, Performance Standards or Subsection 6. District Standards for additional use information:

- Agriculture Agriculture, Piggery Agriculture, Poultry Facility Automobile Repair Services Building, Accessory Distribution Center Dwelling, Existing Single-Family Dwelling, Existing Two-Family
- Dwelling, Existing Multi-Family Home Occupation 1 Home Occupation 2 Industry, Heavy Industry, Light Mineral Extraction Research Laboratory Truck Terminal
- Retail Sales Small Engine Repair Truck Terminal Use, Accessory Warehousing, Private Warehousing, Public Wireless Telecommunications Tower and Facility

3. Conditional Uses

The following uses, as defined in Section 300, shall be allowed as a Conditional Use in accordance with Section 516. Refer to Section 500, Performance Standards or Subsection 6. District Standards for additional use information:

Automobile Storage Lot Public Utility Facility Shipping Container Correctional Facility, Public

Public Building

FOR SALE | INDUSTRIAL WINDHAM

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Little Falls Bible Church	Cumberland County Communications	enand
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