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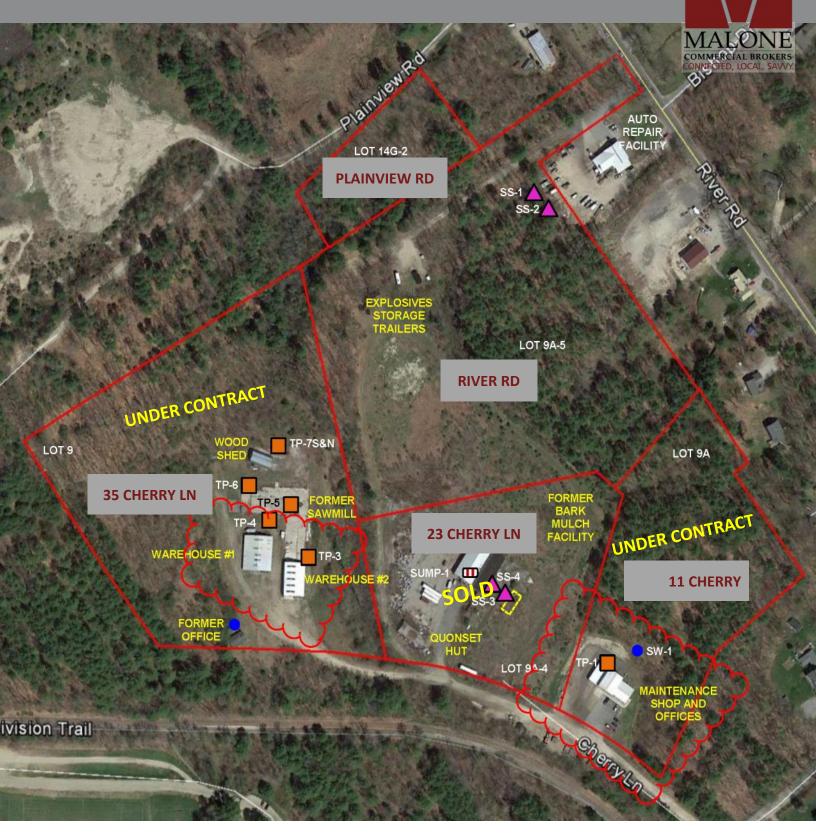
OWNER:	Maine Drilling & Blasting Inc.
DEED:	Book 34798 Page 194
SSESSOR:	Map 5 Lot 14G02
LOT SIZE:	2.57± AC
ACCESS:	Accessed via River Road easement or off Plainview Road
ZONING:	Industrial
TAXES:	\$1,107.00 (2020)



# SALE PRICE: \$100,000



# SITE OVERVIEW WINDHAM

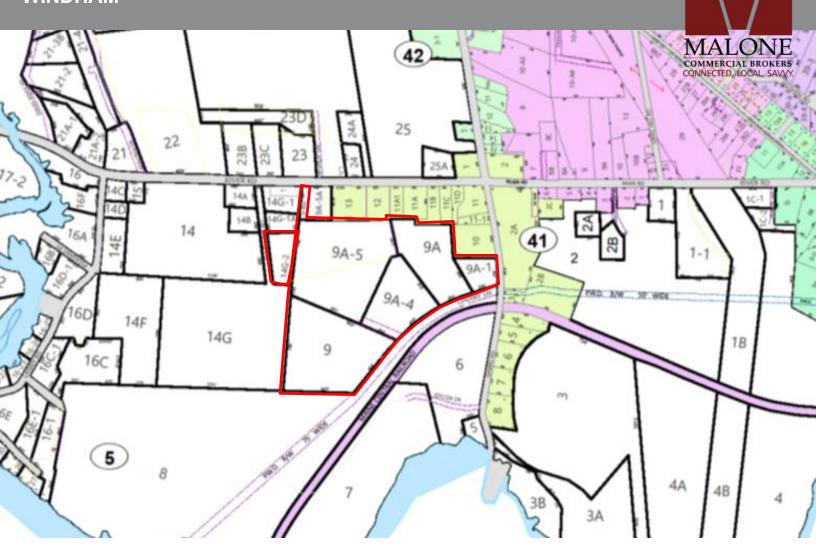


#### **ENVIRONMENTAL CLEANUP**

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** 

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