

**FOR SALE/
LEASE**



**COLDWELL
BANKER
COMMERCIAL**

SOUNDVEST PROPERTIES

**15 MERRILL DR..
ROCKLAND, ME**

**21,000 +/- SF
INDUSTRIAL
BUILDING**



FEATURES

- Newly constructed industrial metal building with 16 foot eaves, one truck dock, one overhead drive-thru door, large employees lounge, complete HVAC system (with four oil furnaces), one office, shipping room and receiving/shipping room.
- Located in the Rockland Industrial Park, within short distance of the town center, Route One, financial institutions, professional offices, Rockland Harbor, shops and Main Street.
- 1.87 Acres with 200 feet on Merrill Drive.
- Twenty-five (+/-) on-site parking spaces. Room to expand for additional spaces
- Presently vacant. Formerly used as light manufacturing
- Asking Price: \$894,000.00 Lease Price \$4.95/SF NNN

While information in this brochure was obtained from sources deemed to be reliable, Coldwell Banker Commercial SoundVest Properties does provide any warranty or representation, expressed or implied, to its accuracy. Buyers and/or their agents are strongly encouraged to obtain inspection reports from inspectors of their choosing and to independently verify all information herein.



SOUNDVEST PROPERTIES

Property Summary

Address: 15 Merrill Drive, Rockland, ME

Deed: Book 2279, Page 101

Owner: L-B Real Estate Maine, LLC

Map/Lot: Map 61, Blk. C, Lot 11

Zone: Industrial

Taxes: \$14,362.82 - 2013/2014

Lot: 1.87 Acres (+/-) with 200 (+/-) feet on Merrill Drive

Topography: Property is flat and to grade. There is a small are of wetland located in back of the building.

Current use: Formerly Light Manufacturing

Parking: 25 spaces +/-.

Building Summary:

Size: 21,000/SF (+/-) modern industrial building.

Electrical: 2 - 300 Amp panels w/circuit breakers

Stories: Building is a single story structure.

HVAC: Central A/C - FHW w/oil burner.

Construction: Metal frame structure with concrete floor. **Loading Docks:** One & one drive-thru OHD

Foundation: Concrete foundation.

Overhead Doors: 2 - 10' x 10'

Exterior: Metal siding.

Leases: No leases

Roof: Metal roof

Sprinkler: Yes

Flooring: Some vinyl covering and concrete floors.

Virtual Tour: <https://www.youtube.com/watch?>

Ceiling Height: Eve height is 16 feet (+/-) and 22 feet (+/-) center height

Remarks: Well maintained industrial building. Built in 1999, the owners have shown great care for the building and landscaping. Floor plan includes one managers office, employees lounge, shipping room, 2 - half baths, two storage rooms & much more.

Sale Price | Lease Rate:

Sale Price: \$894,000

Lease Rate: \$4.95/SF NNN

Contact: Douglas M. Erickson, CCIM
147 Park St.
Rockland, ME 04841
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Office: (207) 596-7478
Cell: (207) 446-3333

Availability: Immediately

SOUNDVEST PROPERTIES



Employees Lounge



Employees Lounge



Office



Shipping/Receiving

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Warehouse



Warehouse



Shipping/Receiving

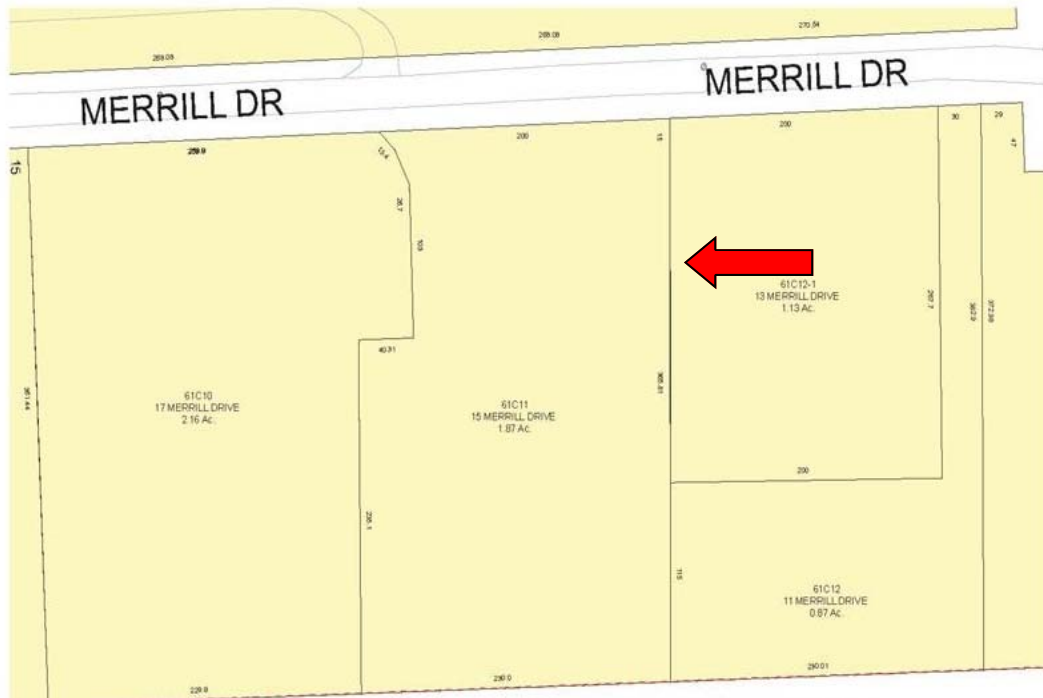
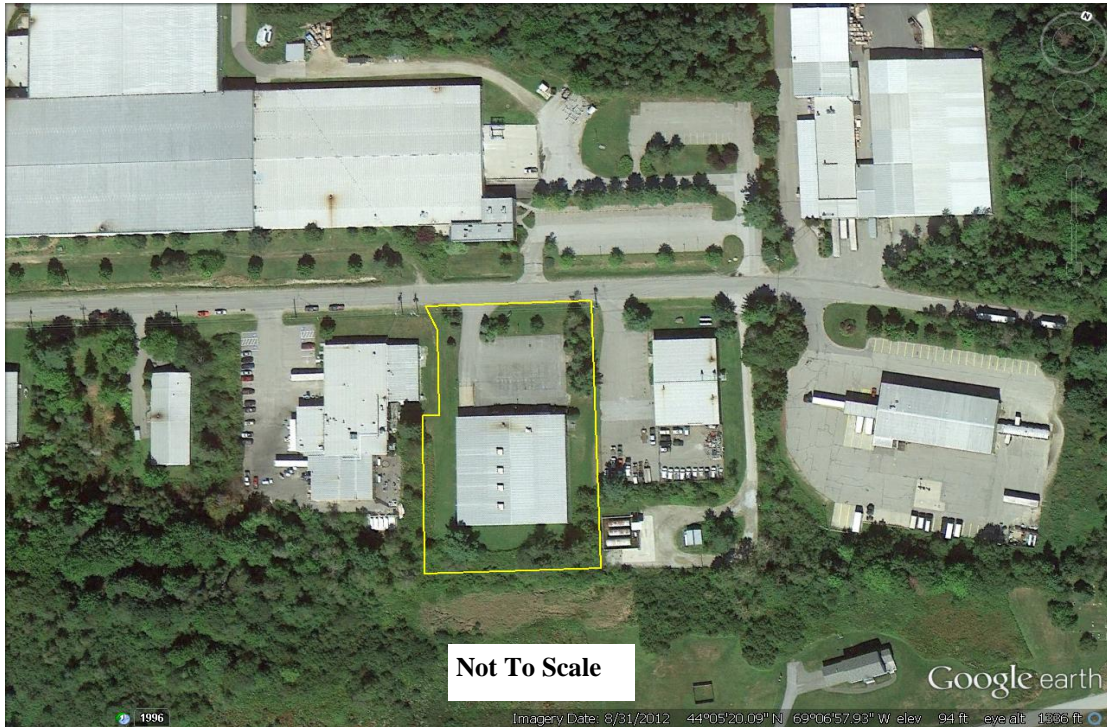


Utility Room

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