

**FOR SALE /FOR  
LEASE**



**COLDWELL  
BANKER  
COMMERCIAL**

## **SOUNDVEST PROPERTIES**

**NEW COUNTY ROAD  
(ROUTE 1)  
THOMASTON, ME**

**30 ACRES  
COMMERCIAL  
PROPERTY OR  
BUILD TO SUIT**



### **FEATURES**

- 30 Acre commercial property located directly across from the Super Wal-Mart/Tractor Supply Center
- Prime Route One frontage with high traffic visibility.
- Site located on entrance to center with traffic light.
- Neighbors include Super Wal-Mart, Tractor Supply, Lowes, Applebees Restaurant, Hampton Inn, McDonald's, Dunkin Donuts and Super Cuts.
- Front pad site owner will consider constructing a building to meet tenants space requirements.
- Parking for 114 (+/-) vehicles for front pad site
- Zoned Highway Commercial - allows retail, professional offices, Hospitality, restaurants and general commercial uses.



## SOUNDVEST PROPERTIES

### Property Summary

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**Address:** New County Road (Route 1), Thomaston, ME    **Deed:** Book 3373, Page 2

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**Owner:** Rockland Downtown    **Map/Lot:** Map 208, Lot 58

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**Zone:** Highway Commercial    **Taxes:** TBD

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**Lot:** Approximately 30 Acres with 282 front feet on Route 1.

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**Electricity:** In the street    **Water/Sewer:** Public

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**Current use:** Vacant land    **Parking:** 114 spaces (+/-) on front pad site.

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### Building Summary:

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**Proposed Building Size:** 6,000/SF on front pad, much larger building(s) back from the highway

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**Stories:** Single story or multiple depending on use.    **HVAC:** Tenant's responsibility

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**Construction:** To be determined    **Foundation:** Concrete with concrete slab

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**Interior Finishes:** "Vanilla Box" with concrete floors, electricity stubbed to panel & 1/2 bathroom. Interior finishes will be tenant's responsibility.

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**Exterior Finish:** To be determined.

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**Roof:** Membrane    **Sprinkler:** Yes

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**Flooring:** Concrete floors through out the building.

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**Ceiling Height:** To be determined..

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**Remarks:** Site is located directly across from the main entrance of the Super Wal-Mart/Tractor Supply Center. Applebee's Restaurant and Hampton Inn are immediately next door.

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**Lease Rate:** \$22.00/SF NNN

**Term:** Ten years minimum

**Sale Price:** \$995,000 for the 30 acres.

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**Availability:** Within 180 days.

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**SOUNDVEST PROPERTIES**

