



## The Springfield Press & Machine Property

38 Rainbow Lane  
Sanford, Maine



The information in this summary has been provided by our client, the property owner, and other sources deemed reliable. While the client believes that such information is accurate, such accuracy is not guaranteed nor should the information be deemed complete. Statements contained in this presentation which cover matters of opinion, whether or not so identified, are that only.

No representations are made by Investcomm Commercial Group regarding suitability to a particular intended use, condition of the property or zoning issues.

Information presented is intended to be used only as an initial guide in evaluating this real estate opportunity.

Investcomm Commercial Group has not verified information in this presentation and no warranties are expressed or implied by Investcomm Commercial Group relative to this property

Investcomm is acting as an agent of the property owner in this transaction.

# Springfield Press and Machine Building

## INFORMATION SUMMARY

Location:	Sanford Airport Industrial Complex. Near Rainbow Rug building.
Address:	38 Rainbow Lane, Sanford, Maine
Tax map/lot:	Map R 18A Lot 74
Land area:	4+- acres
Zoning:	AD (Airport Development)
Building type:	Masonry.
Building Age:	North and south portions 1940's. Center section about 1969
Floor:	Concrete slab
Building size:	26,000+- square feet
Roof:	Section A - built up tar and gravel Section B - rubberized roof installed approx. 5 years ago
Height:	Section A - approx. 9 ½ feet to finished ceiling, 12 ½ to roof Section B - approx. 14 feet to roof support
Bay size:	Approx. 34 feet
Security system:	Yes
Sprinklers:	Wet system
Water and sewer:	Municipal water / sewer
Electrical:	1000 amps. 240/480 volts. 3 phase.
Lighting:	Florescent strip
HVAC:	FHW unit heaters - propane. Ceiling fans throughout.

Insulation:	Unknown
Parking:	On site
Loading docks:	Two - one at either end of building
Overhead door:	One
Access:	Via two paved driveways
Easements:	See deed
Occupancy:	60 days
Environmental:	Environmental report dated 10/27/97 available for review
Sale Price:	\$1,200,000
Comment:	Very functional industrial-commercial building adaptable to a variety of uses. Plenty of room for expansion.. Exc. South Sanford / airport location.

