

5 WELD STREET - DIXFIELD

LARGE RETAIL BUILDING FOR LEASE



PROPERTY TYPE: RETAIL

FORMER TOWLE'S HARDWARE BUILDING

SPACE RANGE: 6,000 - 9,733+/- SF

NEW BUILDING BUILT IN 2008

SIGNAGE: ON BUILDING

HIGH VISIBILITY CORNER LOT ALONG US ROUTE 2

ZONING: NONE

IDEAL FOR MANY TYPES OF RETAIL BUSINESSES

TRAFFIC COUNT: 6,780 AADT17

LEASE RATE: Negotiable NNN Lease



For more information contact:
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www.balfourcommercial.com





Data Sheet

OWNER	Towle Properties, LLC		
SPACE TYPE	Retail		
BUILDING SIZE	9,733+/- SF		
LEASE RATE	Landlord is open to negotiating based on the tenant’s proposed use of the land and building.		
ESTIMATED NNN FEES	TBD		
ZONING	None		
STREET FRONTAGE	255+/- Ft (Weld and Main St combined)		
YEAR BUILT	2008		
PARKING DESCRIPTION	20 +/- front (Weld & Main St combined); Additional space behind Main building along Weld St		
SIGNAGE	On building		
TRAFFIC COUNT	6,780 AADT17		
UTILITIES	TYPE	PAID BY	NOTES
ELECTRICITY	Three Phase/Circuit Breakers	Tenant	
SEWER/WATER	Public/Public	Tenant	
HEAT SYSTEM	HVAC; Propane	Tenant	Three well maintained roof units
COOLING	HVAC; Electric	Tenant	Three well maintained roof units
# LOADING DOORS	3 overhead doors: one is 6x8 and two are 4x8		
CEILING HEIGHT	11 Ft		

OVERVIEW

Large retail space seeking a new tenant. Formerly Towle's Hardware and located at the corner of a major intersection, the property enjoys excellent visibility and accessibility. The building spans 9,733± SF and is thoughtfully designed to support retail operations. It includes 6,000 SF of retail space equipped with shelving throughout, a 1,568 SF receiving and storage area with an overhead door for freight access, a 765 SF grain room with its own overhead door, and 1,400 SF of second-floor storage. The front of the building features a covered porch, ideal for displaying merchandise.

Dixfield, incorporated in 1803, is nestled in the foothills of western Maine's mountains. Its location near Mt. Blue State Park, multiple lakes and rivers, and major ski resorts creates a vibrant community atmosphere. This property offers a prime opportunity for a retail business in an attractive and active setting.

The landlord is open to negotiating the lease rate based on the tenant's proposed use of the land and building.

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Building Specs

MAIN STORE: 60x100

- Clear span inside building – no posts
- Special attic trusses for roughly 1,200 SF of extra storage – Advantech on floor
- HVAC via rooftop propane units
- Dur-a-Flex Quartz flooring – no maintenance
- Fully insulated walls and ceiling; Hardi Board siding on entire complex
- 3-Phase Electrical; electrical outlets inside and outside
- Exterior hose connections
- OH door on rear wall

GRAIN BUILDING: 15x51 (Attached to main store)

- Full cement floor and fully insulated
- Automatic lights and exterior electrical outlets
- OH door
- Fully enclosed exterior staircase to attic

RECEIVING ROOM AND STORAGE AREA: 49x32 (Attached to main store)

- Fully insulated, HVAC, OH door
- Contains bathroom; existing storage closet plumbed for additional restroom
- Shop work bench, receiving bench, extra shelving for storage
- IT/computer room within
- Separate mop sink area with hot and cold water

QUONSET HUT: 25x46

- Straight sidewalls, 15'3" high; reinforced cement floor and 2 sliding front doors
- WORKSHOP: 15x24 (Sits on blocks and built with the ability to move)
- Steel roofing, wood siding; OH door

STORAGE SHED: 15x30 (Sits on blocks)

- Steel roofing, wood structure, sliding door

PINE SHED BUILDING: 21x22 (Tall building binned off for pine boards)

- Steel siding, OH door

PLYWOOD SHED: 40x21 (Front portion binned off with OH doors for access)

- Storage room
- Steel roofing

LUMBER SHED: 105x16 (Partially binned off)

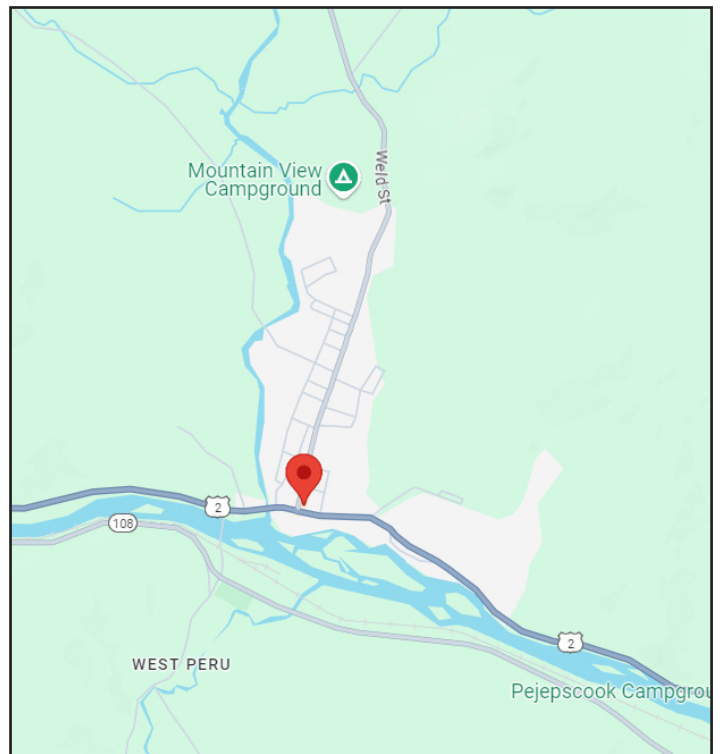
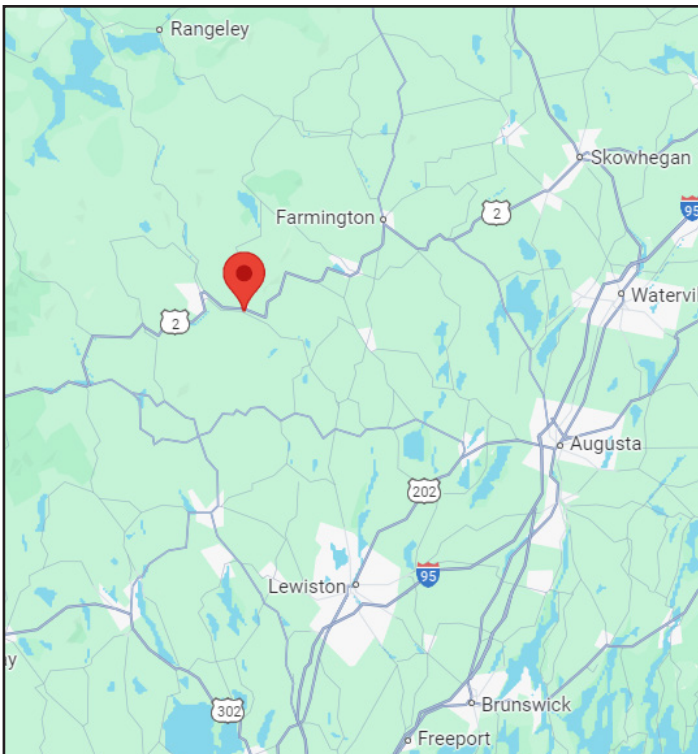
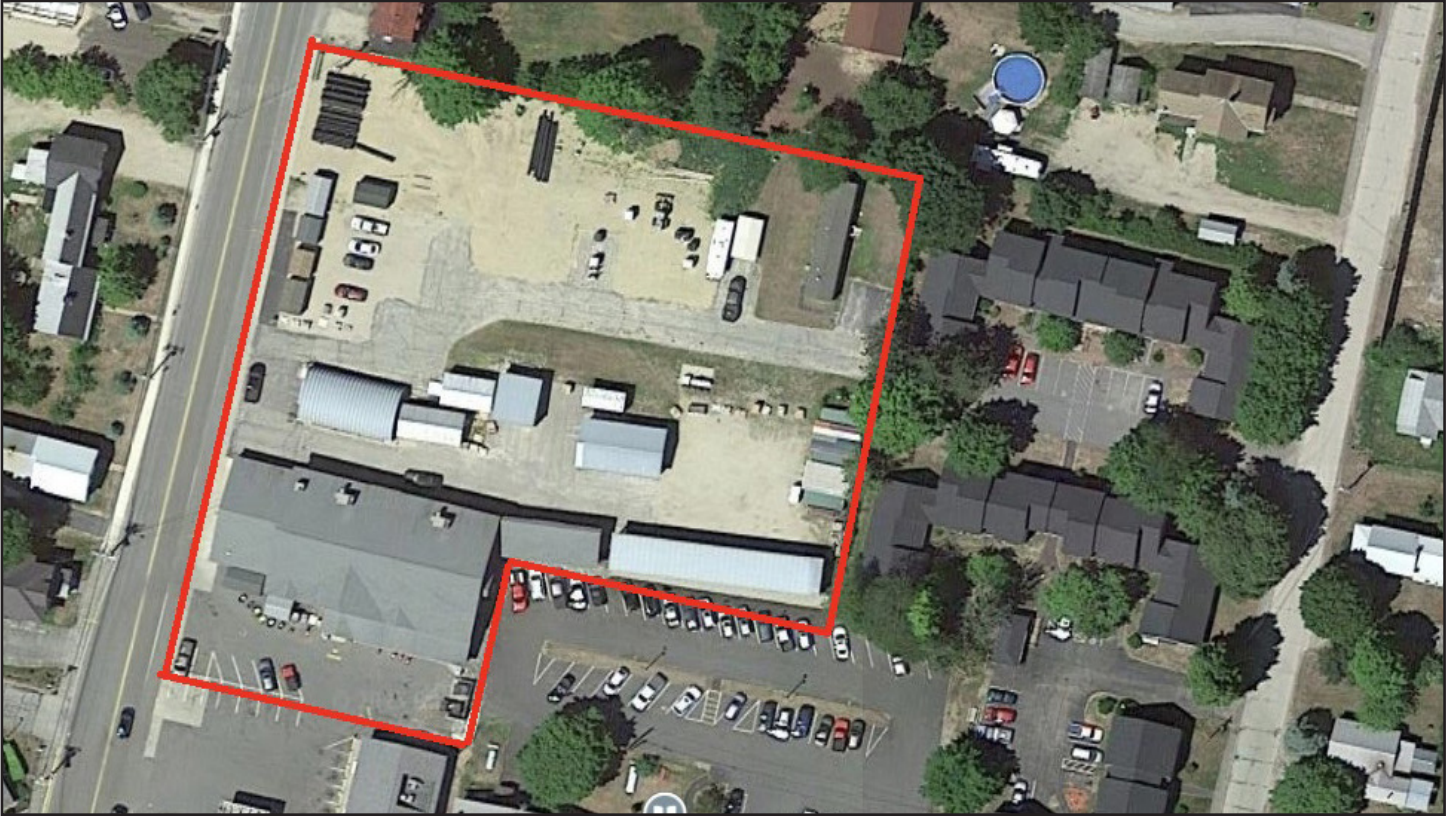
- Partially open space for lift storage

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Location



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Photos



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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

vices required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.