

FOR SALE | PREDEVELOPED LAND

128 CASCADES DR, AUBURN, ME 04210



PROPERTY OVERVIEW 3 LOTS WITH 17+ ACRES

Locate here for 40% less than the land cost in greater Portland these lots are predeveloped and preapproved with enough usable land to construct a 40,000SF building permit by right. Sited in the Cascades Park Enterprise Center located off Lewiston Junction Road in Auburn, this Master Planned Business Park has all the utilities at the curb cut for each developable lot including electricity, water, stormwater, and sewer. Parcels in Cascades Park Enterprise Center benefit from being in the Pine Tree Development Zone as well as the Foreign Trade Zone #263: 5 minutes to the Maine Turnpike I-95. (Ask about possible additional 10,000 SOFT of building with new EPA ruling!)



CoreFirms.com
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Portland, ME 04101

Contact Frank Carr
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PROPERTY DETAILS

SALE PRICE

LOT 1	\$1,197,000
LOT 2	\$1,043,000
LOT 3	\$1,147,000

UNIT PRICE

LOT 1	\$207,000 Per Acre
LOT 2	\$190,000 Per Acre
LOT 3	\$190,000 Per Acre

LAND AREA

LOT 1	5.78 ± Acres
LOT 2	5.49 ± Acres
LOT 3	6.04 ± Acres

ZONING ID - INDUSTRIAL

DESCRIPTION

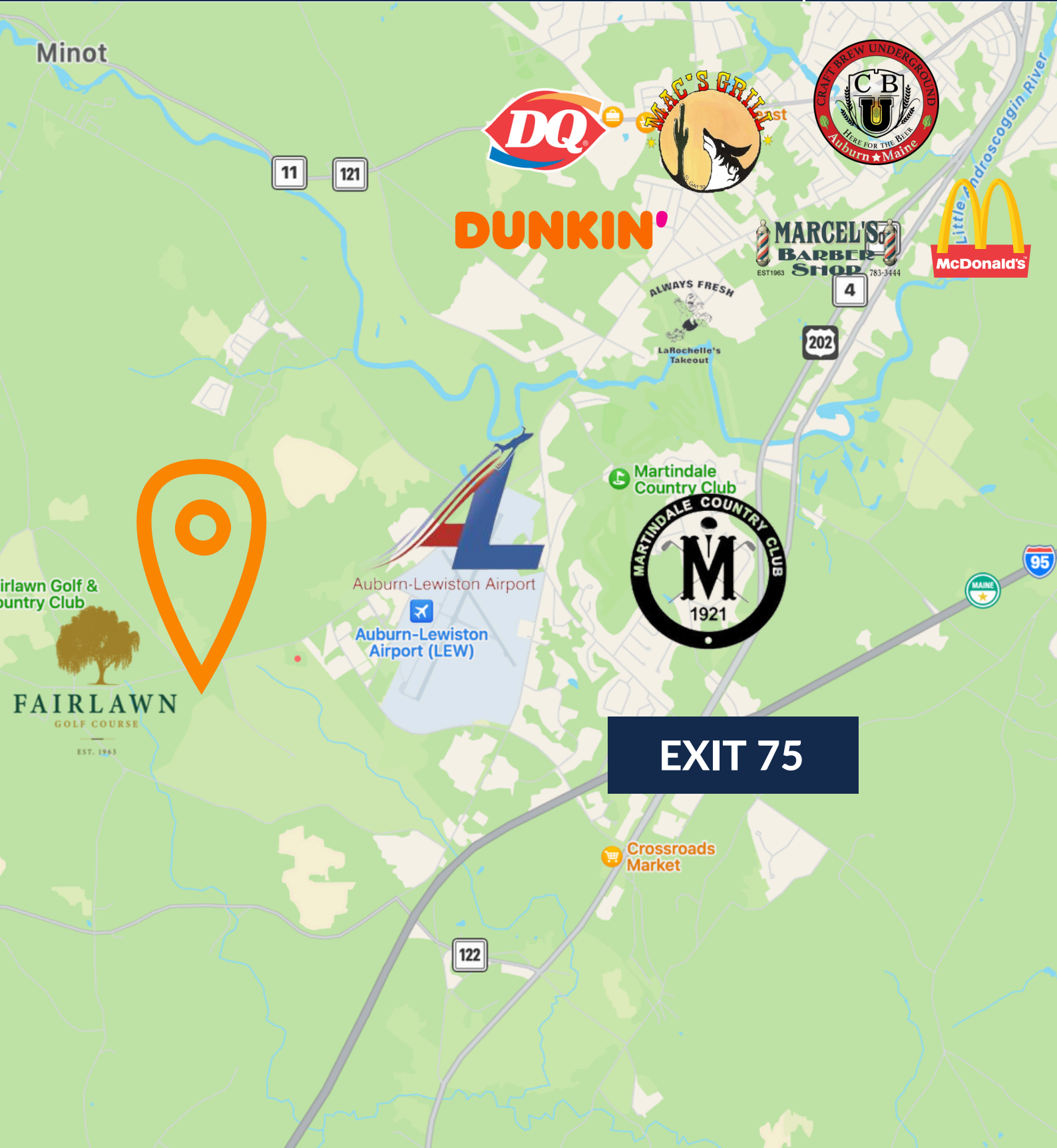
Lot 1 is pre-developed and pre-approved for a 40,000 SF building

All utilities at the curb cut for each lot including electricity, water, stormwater, sewer and natural gas



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EXIT 75

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ANDROSCOGGIN COUNTY DEMOGRAPHICS

POPULATION	108.2k
MEDIAN AGE	41
MALE	49%
FEMALE	51%
MEDIAN HOUSEHOLD INCOME	\$53.5k
MEDIAN PROPERTY VALUE	\$158k
BACHELOR DEGREE OR HIGHER	22.8%

CONTACT



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