

LOT 18 INNOVATION WAY - GARDINER

3.37+/- ACRE COMMERCIAL LOT FOR SALE



PROPERTY TYPE: COMMERCIAL LAND

NEAR 75% OF MAINE'S POPULATION

ZONING: PLANNED INDUSTRIAL COMM.

SELLER WILL BUILD TO SUIT

ACREAGE: 3.37+/- ACRES

CITY-APPROVED BUILDING PLAN FOR
21-UNIT SMALL BAY FLEX SPACE

FRONTAGE: 700+/- FT

SALE PRICE: \$200,000

WATER/SEWER: AVAILABLE AT STREET



For more information contact:
DENNIS WHELOCK
207-774-7715
dwheelock@balfourcommercial.com
www.balfourcommercial.com



OWNER	Chelsealand, LLC
PROPERTY TYPE	General Commercial
BEST OR CURRENT USE	Industrial/Commercial
ZONING	PIC: Planned Industrial Commercial
ACREAGE	3.37+/- Acres
PARKING	None
TAXES/YEAR	\$2,737.83 (2026)
BOOK/PAGE	14356/194
MAP/BLOCK/LOT	2/020/018
ROAD FRONTAGE	700+/- Ft
TRAFFIC COUNT	6,830 AADT23
ELECTRIC	Available at street
SEWER	Public
WATER	Public

OVERVIEW

Position your business for long-term success at the Gardiner 95/295 Business Park at Libby Hill, a premier location for commercial and industrial growth. This shovel-ready parcel is served by public infrastructure, helping streamline the path from concept to construction. A city-approved site plan is available for a 21-unit small bay flex space, or buyers may bring their own vision for the property. The seller is also willing to partner with the buyer on a build-to-suit opportunity.

Strategically located just 40 minutes north of Portland and directly off I-295 (Exit 49) and Route 201, the site offers outstanding connectivity to Portland, Lewiston, Augusta, and Bangor. From this central location, your business can access 75% of Maine's year-round population, making it an ideal hub for distribution and statewide operations. With Gardiner and Portland standing as the only two cities in Maine where the Maine Turnpike and I-295 converge, this property provides a rare logistical advantage—one that positions your business for long-term success.

Join a thriving community of established businesses, including EJP Inc., PODs, Core Cutter, Pine State Beverage, Scientific Games, Troiano Waste, Dennison Lubricants, Oak Hill Crematorium, Spectrum, and Black Diamond Consultants—all capitalizing on the park's strategic location and growth potential.



LOT 18 INNOVATION WAY - GARDINER

SITE PHOTOS



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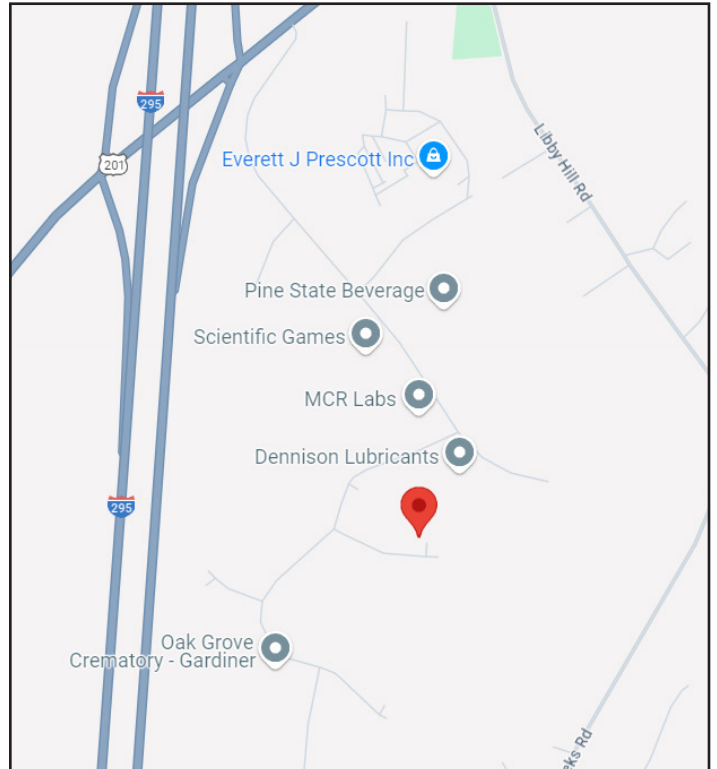
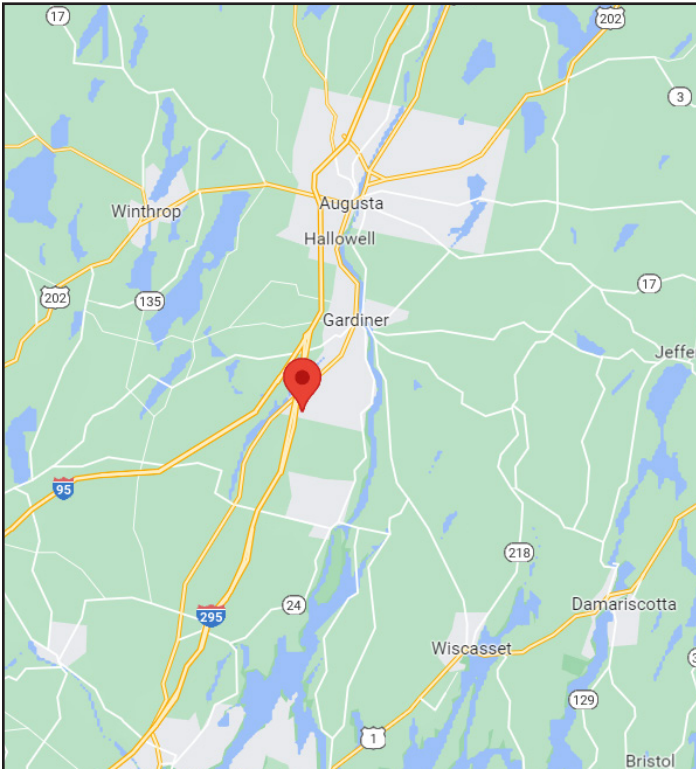
A Family of Companies



Oak Grove Crematory

WATER • WASTEWATER • STORMWATER
SOLUTIONS

LOT 18 INNOVATION WAY - GARDINER LOCATION INFORMATION

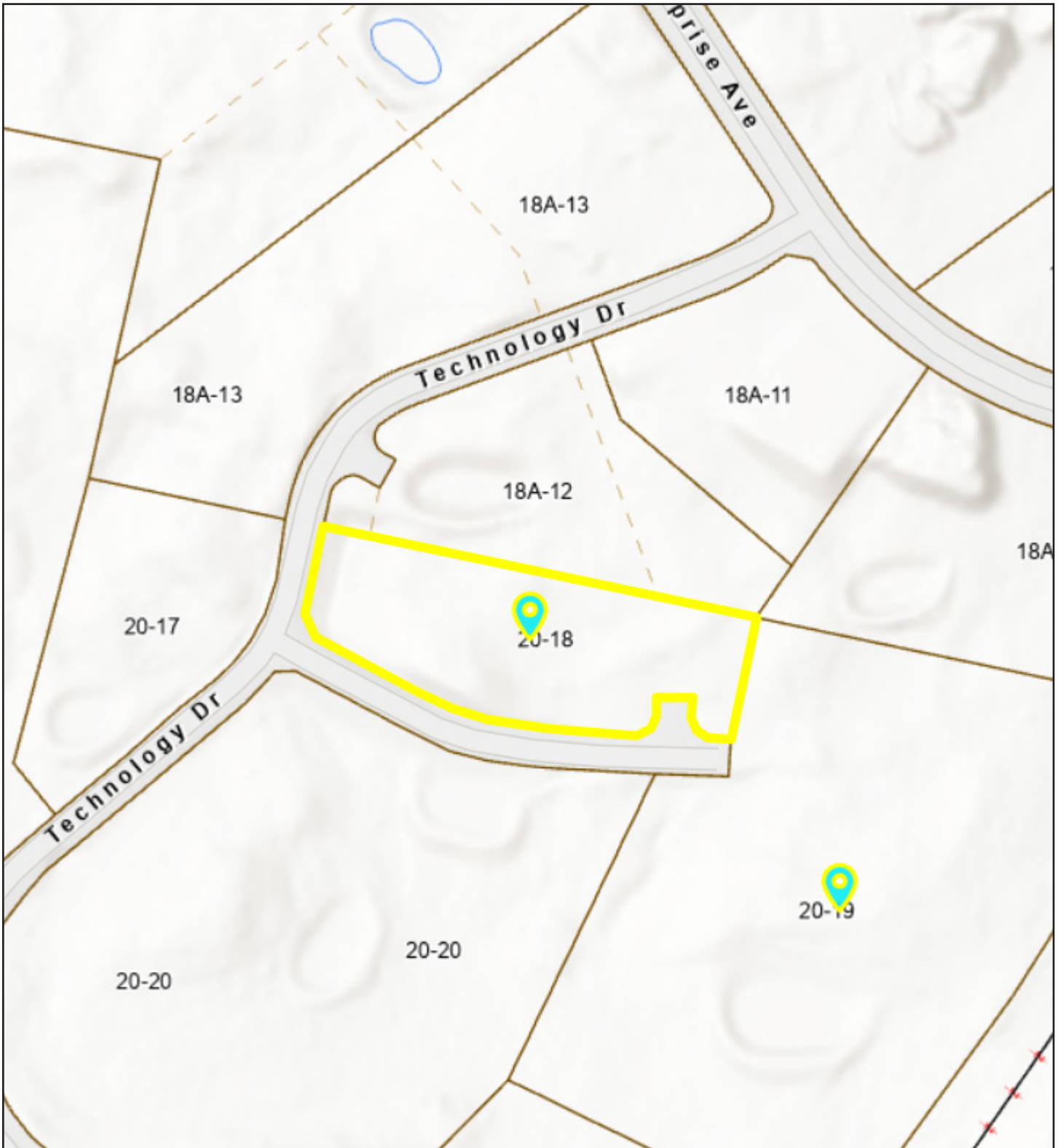


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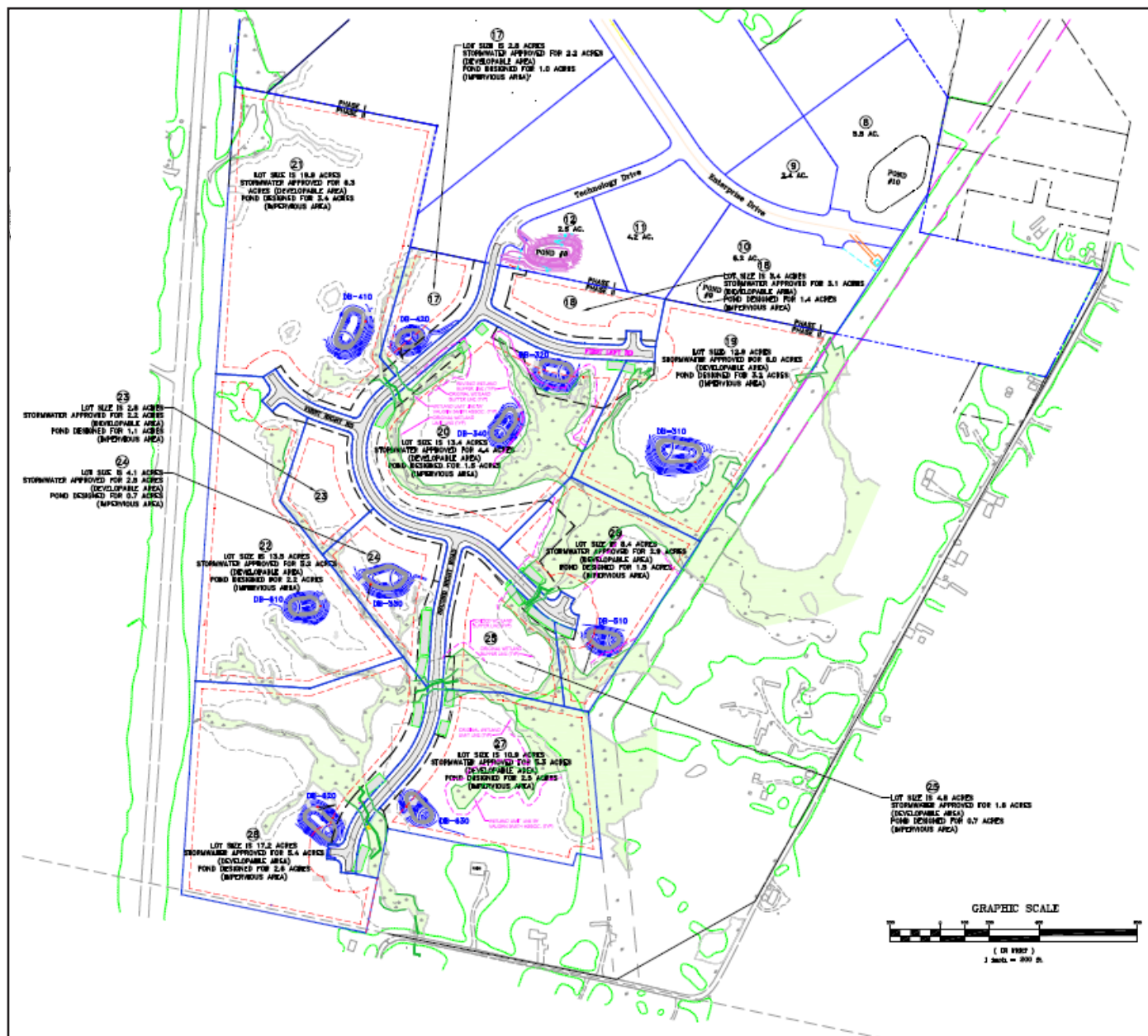
LOT 18 INNOVATION WAY - GARDINER TAX MAP



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LOT 18 INNOVATION WAY - GARDINER PHASE II WETLANDS



LEGEND

- ORIGINAL WETLAND LIMITS
 WETLANDS BY VAUGHN SMITH ASSOC.
 ORIGINAL WETLAND BUFFER LIMITS
 REVISED WETLAND BUFFER LIMITS

SURVEYOR'S NOTES:

The sole purpose of this plan is to show the results from the wetland delineation by Vaughn Smith Associates in the fall of 2020 for Phase 1 Lots 5, 9, & 12 of Plan Reference 1 and Phase II Lots 10, 20, 25 & 26 of Plan Reference 2. Also shown is the wetland delineation for Lot 27 of Plan Reference 2 taken from Plan Reference 3. No wetlands were found on the Phase II lots. Revised wetland buffer lines are shown where applicable. This is not a boundary survey.

PLAN REFERENCES:

- 1) "Overall Plan, Lobby Hill Business Park, Gardiner, Maine, Drawing No. C-101" by Cost Associates, Inc., dated August 1, 1995, revised through 5/1/00.

[illegible]

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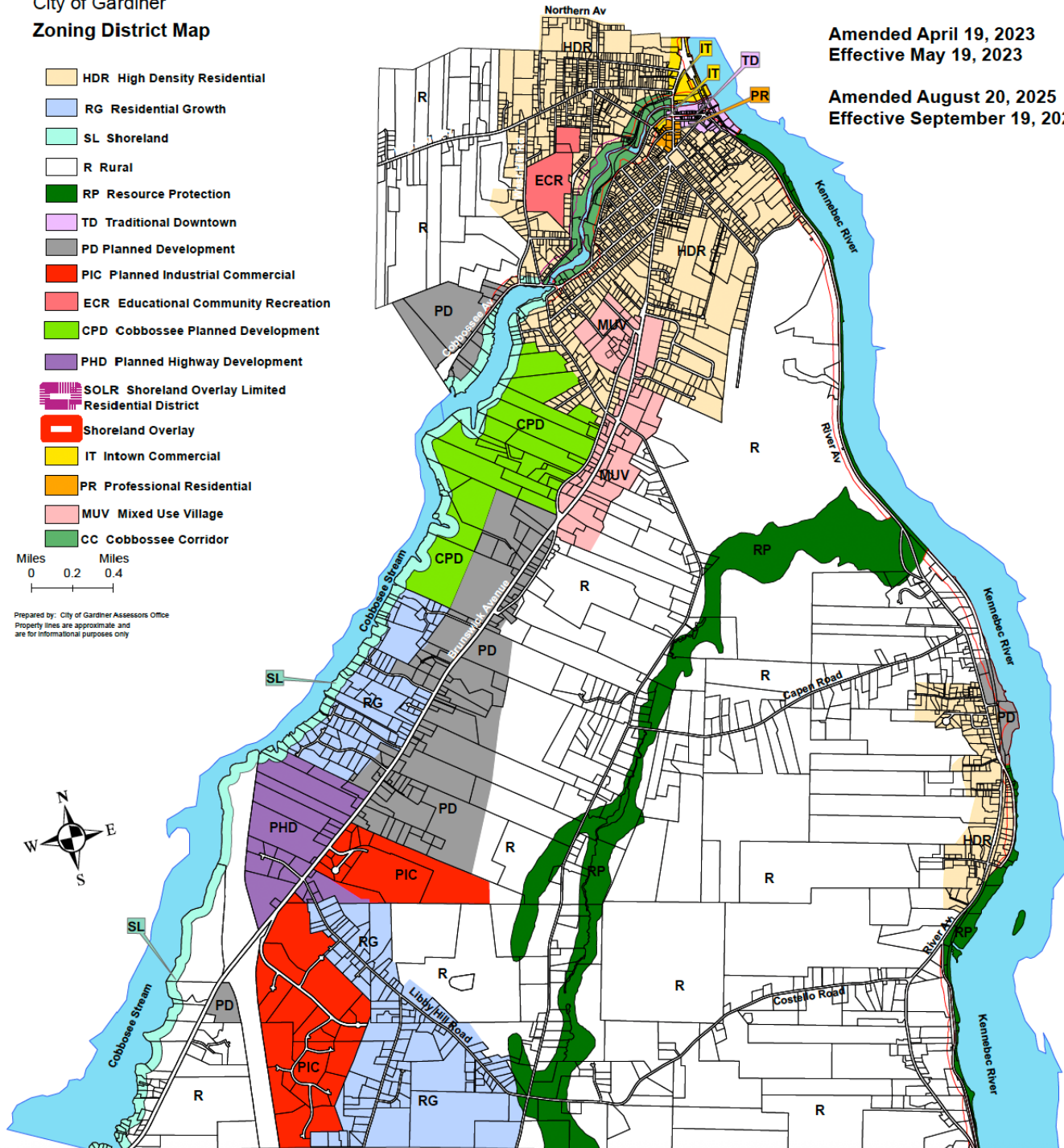
ZONING MAP

City of Gardiner Zoning District Map

- HDR High Density Residential
- RG Residential Growth
- SL Shoreland
- R Rural
- RP Resource Protection
- TD Traditional Downtown
- PD Planned Development
- PIC Planned Industrial Commercial
- ECR Educational Community Recreation
- CPD Cobbossee Planned Development
- PHD Planned Highway Development
- SOLR Shoreland Overlay Limited Residential District
- Shoreland Overlay
- IT Intown Commercial
- PR Professional Residential
- MUV Mixed Use Village
- CC Cobbossee Corridor

Miles
0 0.2 0.4

Prepared by: City of Gardiner Assessors Office
Property lines are approximate and
are for informational purposes only



Adopted September 4, 2019
Effective October 4, 2019

Amended April 19, 2023
Effective May 19, 2023

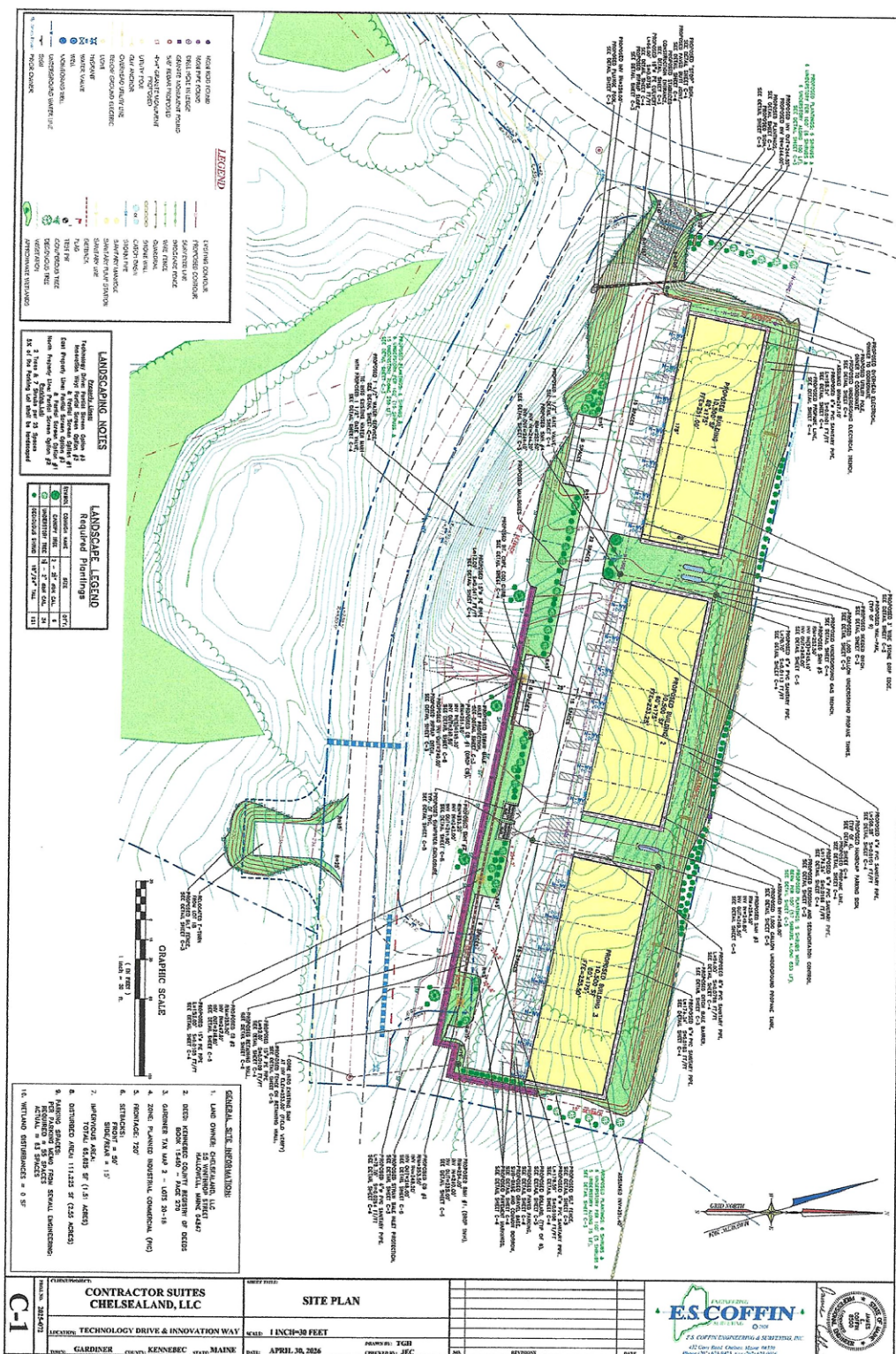
Amended August 20, 2025
Effective September 19, 2025

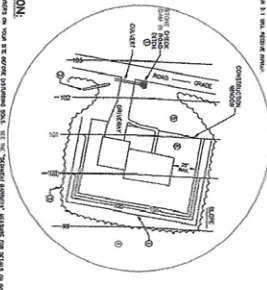
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EROSION AND SEDIMENTATION NOTES:

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:

PREVENTION AND SEDIMENTATION CONTROL PRACTICES;
EROSION/SEDIMENT CONTROL DEVICES;

1. **STUDY DESIGN.** The study was a controlled clinical protocol that employed 190 contributions of 100 subjects (50 males and 50 females) in a randomized trial. The subjects were recruited from a local newspaper advertisement and were randomly assigned to two groups: 100 males and 100 females. The subjects were recruited from the local newspaper and were randomly assigned to two groups: 100 males and 100 females.
2. **STUDY DESIGN.** The study was a controlled clinical protocol that employed 190 contributions of 100 subjects (50 males and 50 females) in a randomized trial. The subjects were recruited from a local newspaper advertisement and were randomly assigned to two groups: 100 males and 100 females.
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TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

^a AVERAGE RATES ALONG THE FORMER EXISTING SIDE OF THE APPROXIMATE AND OF ALL OLD SECTIONS THE SOUTHERN TRUCK WILL REMAIN IN USE UNTIL THE NEW ONE IS FULLY INSTALLED.

PERMANENT EROSION CONTROL MEASURES

ON TOLUENE DIISOCYANATE, MONOMER, AND POLYMER BY THIS METHOD / ESTIMATION OF TOXICITY. IN: *ALL AGENCIES OBTAINING DATA ON CHEMICALS, BUT NOT SUBJECT TO OTHER REGISTRATION REQUIREMENTS*, VOL. 1, MAY OF JUNE 1980, 150P, 10 REFS. AND OTHERS. SOURCE: A CONSUMER USE HALL OF RECORDS IN THEIR ARCHIVE. SEE DISCUSSION AND SUMMARY OF RESEARCH. THE DATA IN SUMMARY OBTAIN FROM THE CHEMICAL HAZARD INVESTIGATION BOARD, WHICH IS AN OFFICE OF THE U.S. DEPARTMENT OF HEALTH, EDUCATION AND WELFARE.

INSTALLATION:

[illegible]

HOUSE SITE - BEST MANAGEMENT PRACTICES

NOT TO SCALE

CONSTRUCTION PHASE:

1. ONLY HOSE ABOVE 200 PSI ARE COVERED AND LEFT IN AN UNTESTED OR UNINSPECTED CONDITION. IF THIS DESIGN, TESTING AND TESTING WILL NOT OCCUR WITHIN 7 DAYS, SEE ITEM NO. 4.

4. OSTFORD AREA:

[illegible]

POST-CONSTRUCTION REVEGETATION:

[illegible]

ACQ TOP 0.15 US/A,000 S.F.
FILL REMOVE 0.08 US/A,000 S.F.

[illegible]

(a) ONLY UNPROVEN WORK SHALL BE IN

[illegible]

MONITORING SCHEDULE

CONTRIBUTION OF PERIPHERAL TISSUES TO CIRCULATING HEMATOPOIETIC CELLS. The effects of the removal of the spleen, thymus, and lymph nodes on the number of circulating leukocytes, erythrocytes, and platelets were studied in 100 normal mice. The spleen, thymus, and lymph nodes were removed at 1, 2, 4, 8, 16, 32, 64, 128, 256, 512, 1024, 2048, 4096, 8192, 16384, 32768, 65536, 131072, 262144, 524288, 1048576, 2097152, 4194304, 8388608, 16777216, 33554432, 67108864, 134217728, 268435456, 536870912, 1073741824, 2147483648, 4294967296, 8589934592, 17179869184, 34359738368, 68719476736, 137438953472, 274877906944, 549755813888, 1099511627776, 2199023255552, 4398046511104, 8796093022208, 17592186044416, 35184372088832, 70368744177664, 140737488355328, 281474976710656, 562949953421312, 1125899906842624, 2251799813685248, 4503599627370496, 9007199254740992, 18014398509481984, 36028797018963968, 72057594037927936, 144115188075855872, 288230376151711744, 576460752303423488, 1152921504606846976, 2305843009213693952, 4611686018427387904, 9223372036854775808, 18446744073709551616, 36893488147419103232, 73786976294838206464, 147573952589676412896, 295147905179352825792, 590295810358705651584, 1180591620717411303168, 2361183241434822606336, 4722366482869645212672, 9444732965739290425344, 18889465931478580850688, 37778931862957161701376, 75557863725914323402752, 151115727451828646805504, 302231454903657293611008, 604462909807314587222016, 1208925819614629174444032, 2417851639229258348888064, 4835703278458516697776128, 9671406556917033395552256, 19342813113834066791104512, 38685626227668133582209024, 77371252455336267164418048, 154742504910672534328836096, 309485009821345068657672192, 618970019642690137315344384, 1237940039285380274630688768, 2475880078570760549261377536, 4951760157141521098522755072, 9903520314283042197045510144, 19807040628566084394091020288, 39614081257132168788182040576, 79228162514264337576364081152, 158456325028528675152728162304, 316912650057057350305456324608, 633825300114114700610912649216, 1267650600228229401221825298432, 2535301200456458802443650596864, 5070602400912917604887301193728, 10141204801825835209774602387456, 20282409603651670419549204774912, 40564819207303340839098409549824, 81129638414606681678196819099648, 162259276829213363376393638199296, 324518553658426726752787276398592, 649037107316853453505574552797184, 1298074214633706907011149105594368, 2596148429267413814022298211188736, 5192296858534827628044596422377472, 10384593717069655256089192844754944, 20769187434139310512178385689509888, 41538374868278621024356771379019776, 83076749736557242048713542758039552, 166153499473114484097427085516079104, 332306998946228968194854171032158208, 664613997892457936389708342064316416, 1329227995784915872779416684128632832, 2658455991569831745558833368257265664, 5316911983139663491117666736514531328, 10633823966279326982235333473029062656, 21267647932558653964470666946058125312, 42535295865117307928941333892116250624, 85070591730234615857882667784232501248, 170141183460469231715765335568465002496, 340282366920938463431530671136930004992, 680564733841876926863061342273860009984, 1361129467683753853726122684547720019968, 2722258935367507707452245369095440039936, 5444517870735015414904490738190880079872, 10889035741470030829808981476381760159744, 21778071482940061659617962952763520319488, 43556142965880123319235925905527040638976, 87112285931760246638471851811054081267952, 174224571863520493276943703622108165357904, 348449143727040986553887407244216330715808, 69689828745408197310777481448843266143168, 139379657490816394621554962897686532286336, 278759314981632789243109925795373064572672, 557518629963265578486219851590746129145344, 1115037259926531156972439703181492258290688, 2230074519853062313944879406362984516581376, 4460149039706124627889758812725969033162752, 8920298079412249255779517625451938066325504, 17840596158824498511559035250903876132651008, 35681192317648997023118070501807752265302016, 71362384635297994046236141003615504530604032, 142724769270595988092472282007231009061208064, 285449538541191976184944564014462018122416128, 570899077082383952369889128028924036244832256, 1141798154164767904739778256057848072489664512, 2283596308329535809479556512115696144979329024, 45671926166590716189591130242313922899586580

EROSION CONTROL DURING WINTER CONSTRUCTION:

[illegible]

GUIDELINES FOR STABILIZING SITES FOR THE WINTER.

patients and their families. The authors of this study have shown that the use of a structured interview, such as the one described here, can be used to identify and document the needs of patients and their families. This information can then be used to develop and implement interventions to meet these needs. The authors of this study have shown that the use of a structured interview, such as the one described here, can be used to identify and document the needs of patients and their families. This information can then be used to develop and implement interventions to meet these needs.

(c) estimate the EOL with PROBABLY SENSITIVITY AND PROBABLE COSTS

[illegible]

and determining a correct ball flow, a structured progression. On the floor and to develop a full ten lawn for underneath the air.

[illegible]

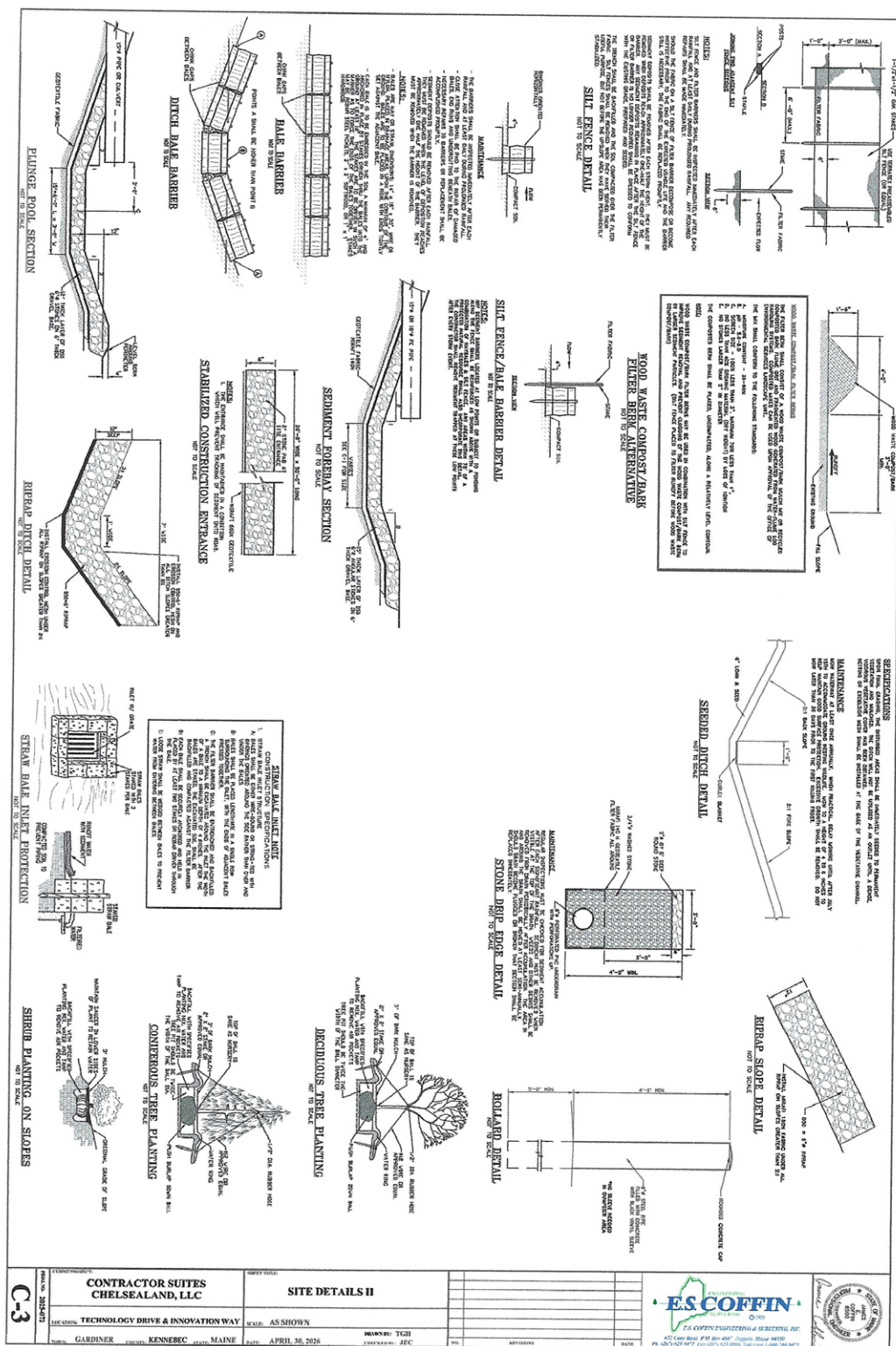
SITE INSPECTION AND MAINTENANCE

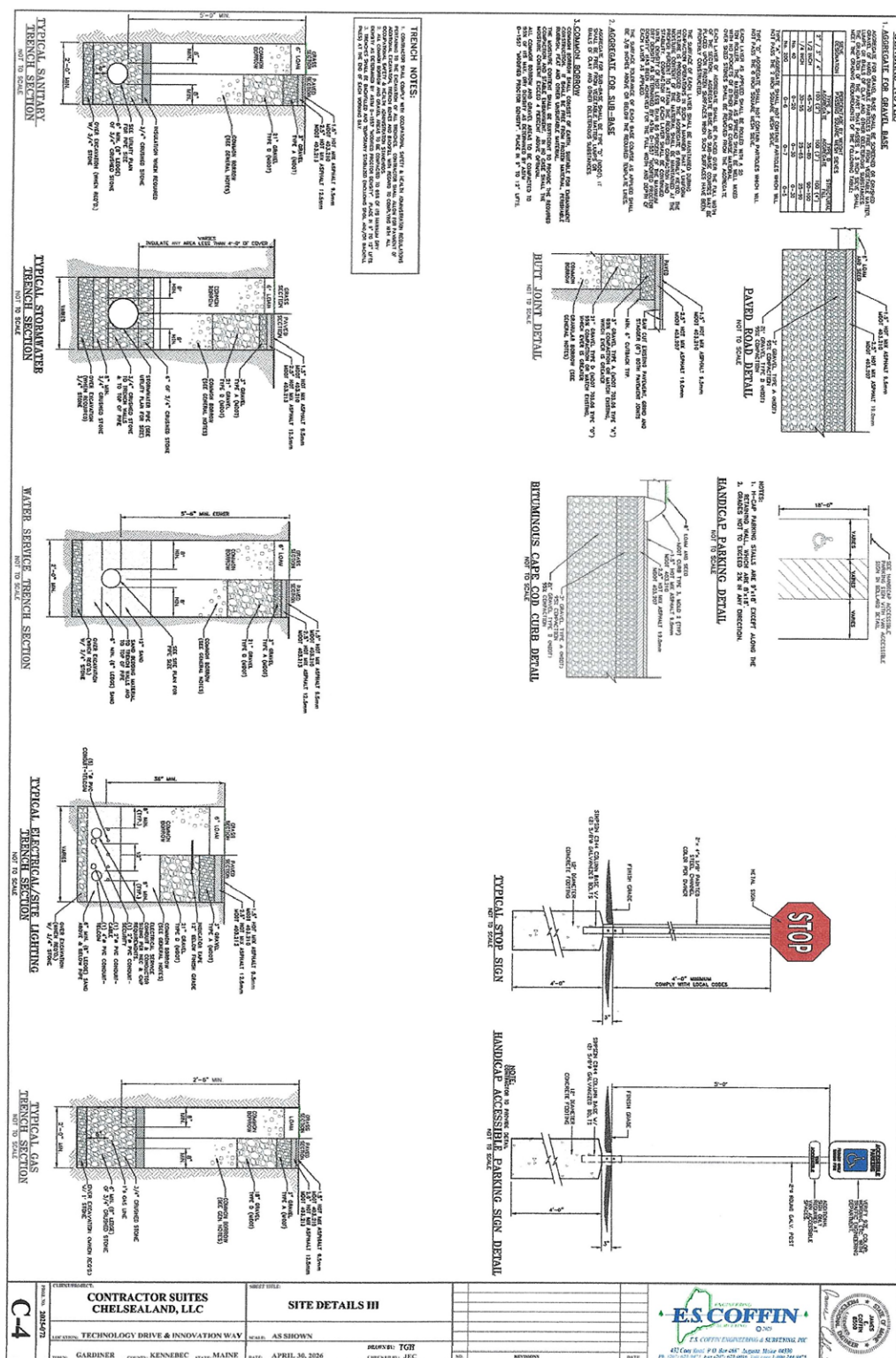
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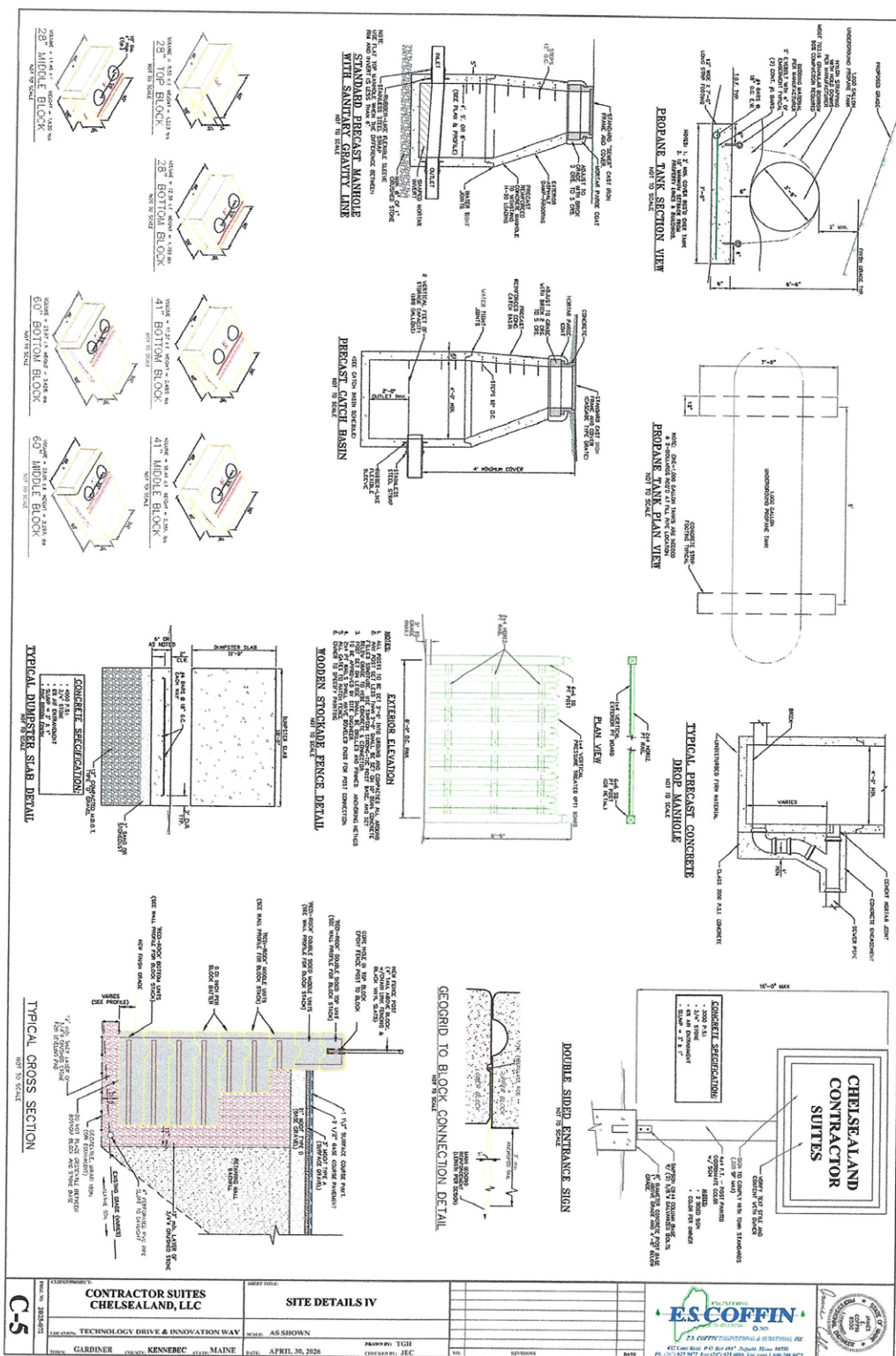
ADDITIONAL CONTROLS REQUIRED

2. THE QUALITY OF SERVICE OF ESTIMATED 50% MUST BE COMPLETED AS SOON AS POSSIBLE. A WRITING SHALL BE APPLIED TO ALL WORK AREAS AT THE END OF THE WORK DAY. NO WORKS SHOULD BE DONE DURING LUNCH BREAK. TO BE DETERMINED BY THE RESIDENT MANAGEMENT. IN THE CASES REPORTED TO THE POLICE, EXCESSIVE CONDUCT, AND LATE IN WORK SCHEDULE, OR NOT COMPLYING WITH A BUSINESS SCHEDULE OF THE COMPANY.

[illegible]







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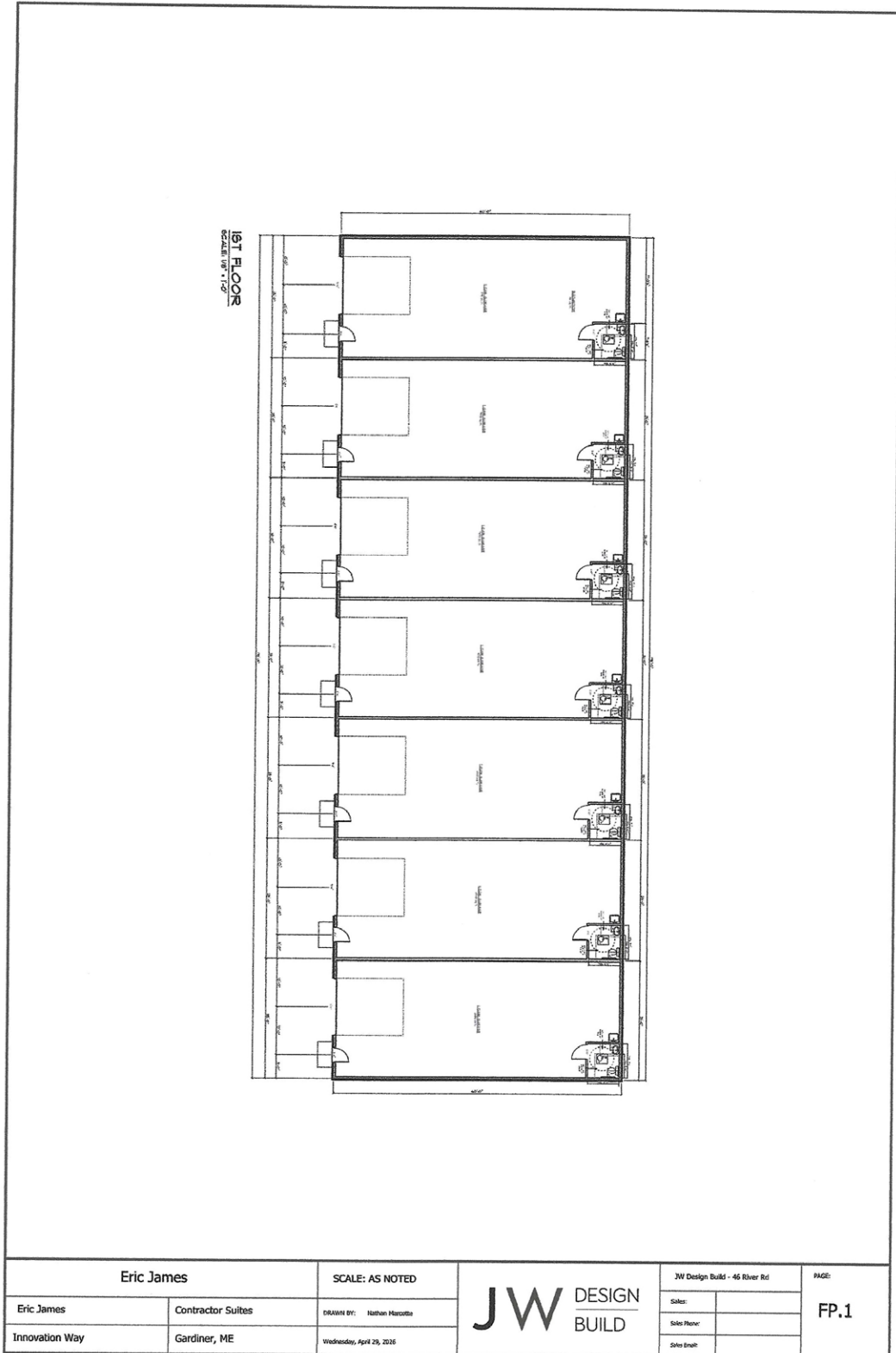
APPROVED SITE PLAN

General Notes Drawings provided by JW Design Build are intended for design purposes only for JW Design Build. Drawings provided are for illustrative purposes only, and are not to be used for construction. JW Homes does not guarantee that the plans/drawings are completely accurate and complete. JW Homes is not a building codes. If anyone other than JW Homes uses these plans, they must check with local code enforcement to ensure proper construction. JW Design Build is not an architectural firm, drawings are not prepared by an architect. Structural notes are suggestions only, this plan has not been reviewed by a structural engineer. (JW Homes can help coordinate) Existing measurements and conditions to be verified in the field prior to construction. Plumbing, Electrical, and HVAC design to be provided by others. (JW Design Build can help coordinate) Please note scale size on all drawings, some drawings may differ in scale size. Follow all applicable building and electrical codes, including national, state, and local codes.														
Code Compliance International Building Code (IBC) - 2015 Edition Maine Uniform Building and Energy Code (MUEBC) - 2015 Edition International Energy and Conservation Code (IECC) - 2015 Edition International Plumbing Code (IPC) - 2015 Edition International Mechanical Code (IMC) - 2015 Edition ASHRAE 62.1 Ventilation for Acceptable Indoor Air Quality - 2015 Edition ADA Standards for Accessible Design, Dept of Justice - 2010 Edition NFPA 101 Life Safety Code - 2015 Edition														
Zoning Innovation Way, Gardiner ME Owner: Chelsea Land LLC Map 2, Lot 20-18 Book 15450, Page 270 Zone: Planned Industrial Commercial Land Area: 3.37 Acres														
Contractor Suites  Innovation Way, Gardiner ME														
<table border="1"> <tr> <td colspan="2">Eric James</td> <td>SCALE: AS NOTED</td> <td rowspan="3">  </td> <td colspan="2"> JW Design Build - 46 River Rd Sales: _____ Sales Phone: _____ Sales Email: _____ </td> <td rowspan="3"> PAGE: CS.1 </td> </tr> <tr> <td>Eric James</td> <td>Contractor Suites</td> <td>DRAWN BY: Nathan Harcourt</td> </tr> <tr> <td>Innovation Way</td> <td>Gardiner, ME</td> <td>Wednesday, April 29, 2020</td> </tr> </table>		Eric James		SCALE: AS NOTED		JW Design Build - 46 River Rd Sales: _____ Sales Phone: _____ Sales Email: _____		PAGE: CS.1	Eric James	Contractor Suites	DRAWN BY: Nathan Harcourt	Innovation Way	Gardiner, ME	Wednesday, April 29, 2020
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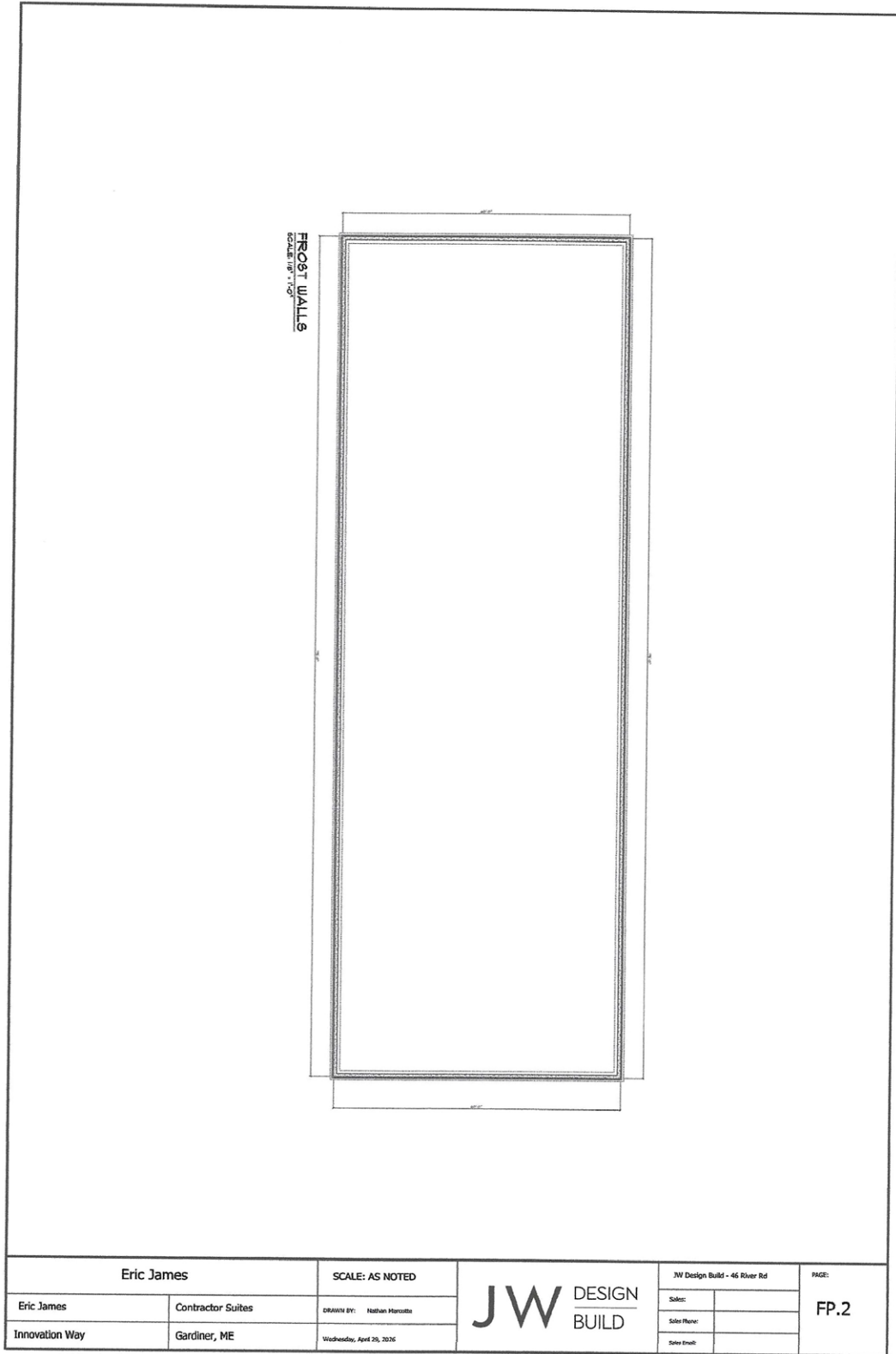
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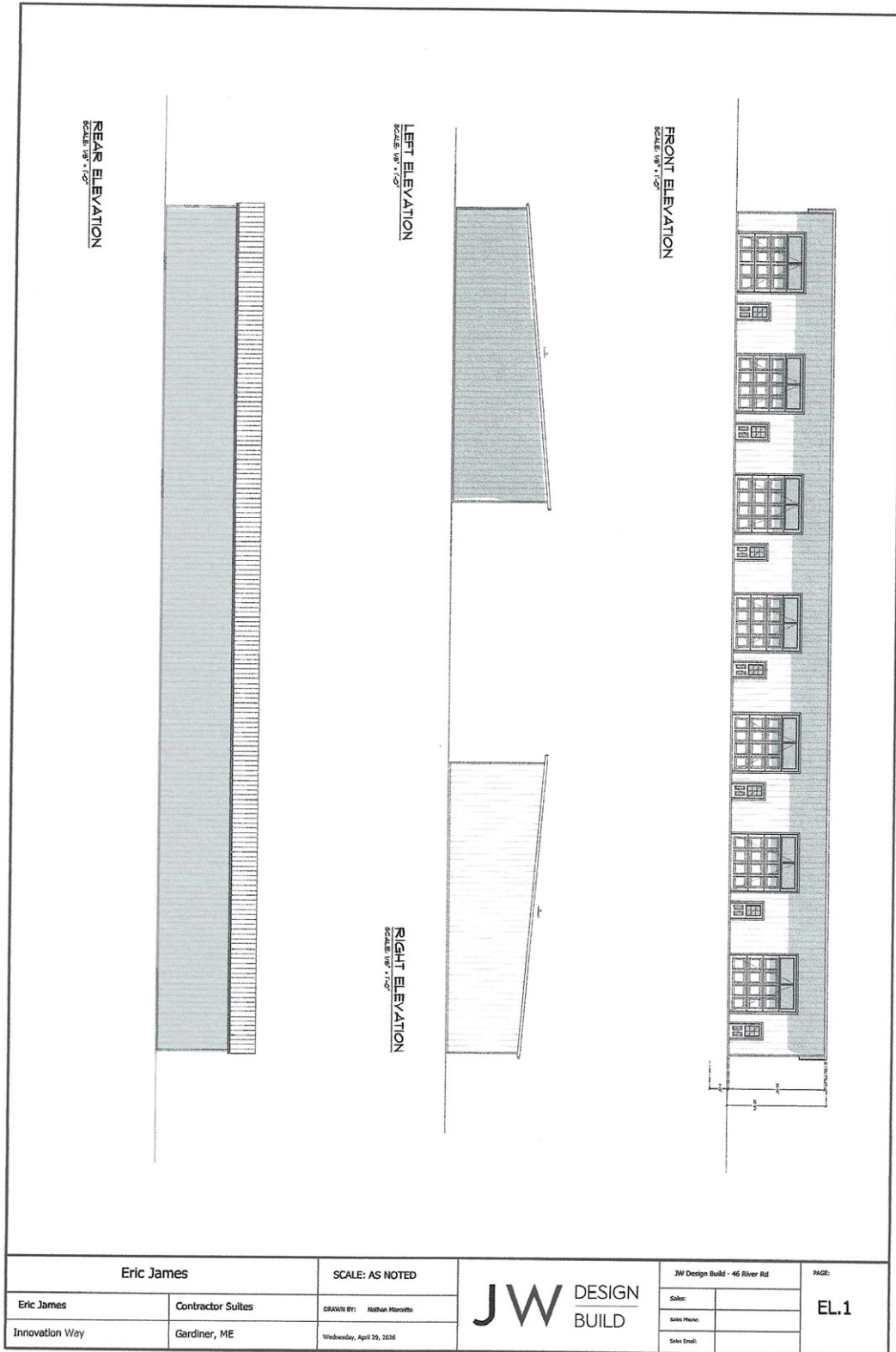
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APPROVED SITE PLAN



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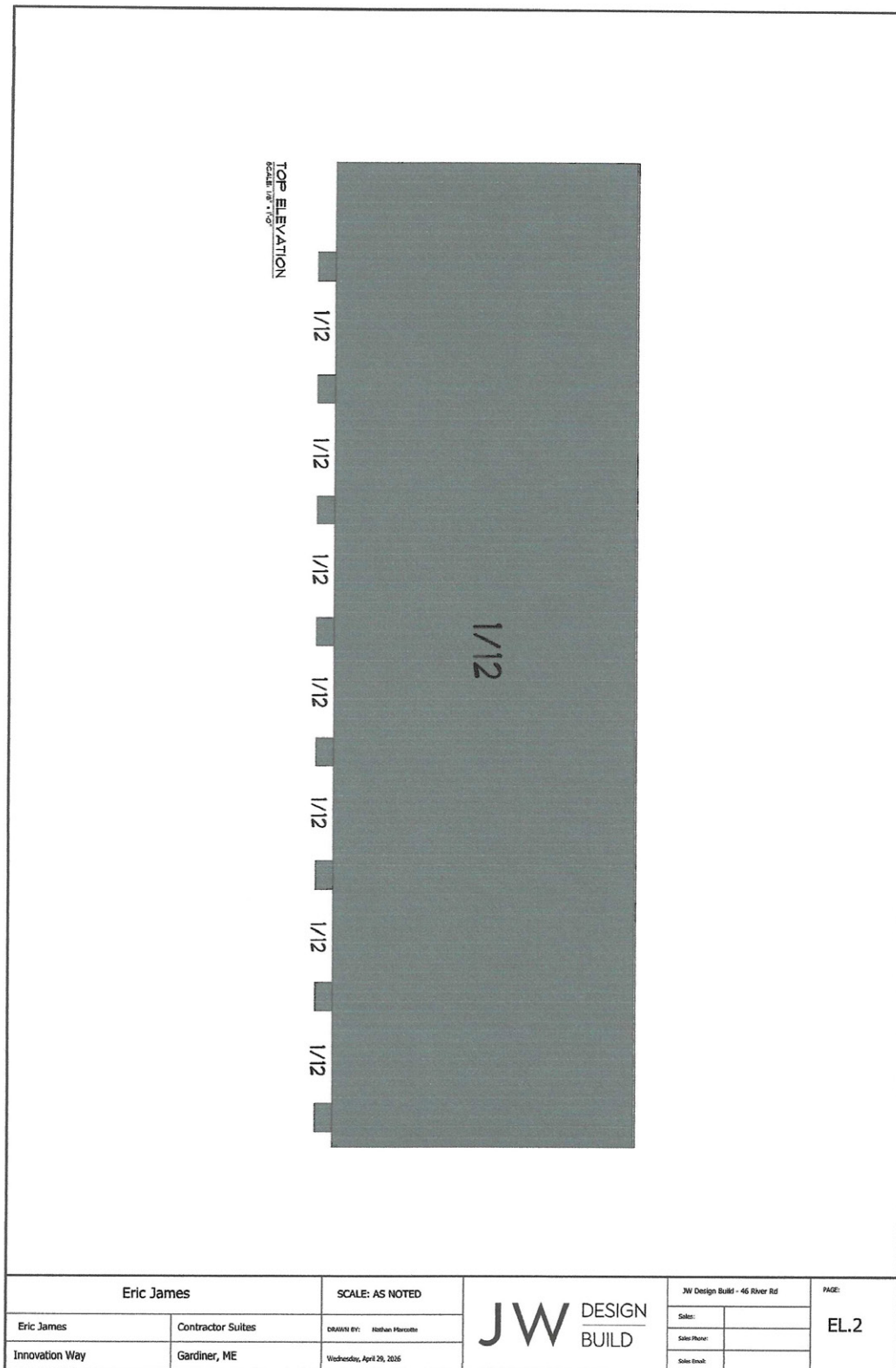
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Industrial, Wholesale & Transportation Uses																
	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Battery Storage Facilities	N	N	N	P	N	N	N	N	P	N	N	N	N	N	N	N
Medical Cannabis Cultivation Facility – Tier 1 ^{13, 15, 16}	N	N	N	P	N	N	N	N	P	P	N	N	N	P	N	N
Medical Cannabis Cultivation Facility – Tier 2 ^{13, 15, 16}	N	N	N	P	N	N	N	N	P	P	N	N	N	P	N	N
	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Cannabis Cultivation Facility – Tier 3 ^{13, 15, 16}	N	N	N	P	N	N	N	N	P	N	N	N	N	N	N	N
Cannabis Cultivation Facility – Tier 4 ^{13, 15, 16}	N	N	N	P	N	N	N	N	P	N	N	N	N	N	N	N
Cannabis Products Manufacturing Facility ^{13, 15}	N	N	N	N	N	N	N	N	P	N	N	N	N	N	P ¹⁴	N
Cannabis Testing Facility ^{13, 15}	N	N	N	N	N	N	N	N	P	P	N	N	P	P	N	N
Commercial Firewood	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Composting Facility	N	N	N	P	N	N	N	N	N	P ⁶	N	N	N	N	N	N
Fuel Storage Facility	N	N	N	N	N	N	N	N	P	P ⁶	N	N	N	P	N	N
Manufacturing Heavy	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Manufacturing Light	N	N	N	N	N	N	N	P	P	P ⁶	N	P ⁷	P ⁶	P	P ⁷	N
Passenger Transit Facility	N	N	N	N	N	N	N	P	P	P	N	P ⁷	P	P	P	N
Quarrying	N	N	N	P ¹⁸	N	N	N	N	N	N	N	N	N	N	N	N

Key to Land Use Table

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Recycling Facility	N	N	N	P	N	N	N	P	P	P ⁶	N	N	N	N	N	N
Sawmill	N	N	N	P	N	N	N	N	C	P ⁶	N	N	N	N	N	N
	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Solar Electric Production Facility-Building Mounted	N	N	N	P	P	N	P	P	P	P	P	P	P	P	P	P
Solar Electric Production Facility – Ground Mounted	N	N	N	P	P	N	N	N	N	P	N	N	P	P	P	P
Trucking & Freight Facility	N	N	N	N	N	N	N	N	C	P ⁶	N	N	N	N	N	N
Waste Processing Facility	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Wholesale & Warehouse	N	N	N	N	N	N	N	P	C	P	N	P ⁷	N	P	P	N
Windmill Small	N	P	P	C	P	P	P	P	C	C	P	P	P	P	P	P
Windmill Mid-size	N	N	N	P	N	N	N	N	P	P	P	N	N	P	N	N
Windmill Large	N	N	N	P	N	N	N	N	P	P	P	N	N	P	N	N

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Institutional, Educational & Governmental Uses																
	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Cemetery	N	N	N	P	N	N	N	N	N	P	N	N	P	P	N	N
Civic Center	N	N	N	N	N	N	N	P	P	P	N	N	N	P	N	N
Community Nonprofit Facility	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Day Care & Nursery School	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospitals	N	N	N	N	P	P	P	P	P	P	N	P	N	P	P	P
Museums	N	N	P	P	P	P	P	P	N	P	P	P	P	N	P	P
Places of Worship	N	N	N	P	P	P	P	C	N	P	N	P	P	P	P	P
Public Buildings	N	N	P	P	P	P	P	P	N	P	P	P	P	P	P	P
Public Park & Playgrounds	N	P	P	P	P	P	P	P	N	P	P	P	P	P	P	P
Public Paths	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P
Social & Fraternal Organizations	N	N	P	P	N	N	N	C	N	P	N	P	P	P	P	N

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LOT 18 INNOVATION WAY - GARDINER

ZONING USE

Other Uses																
	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Accessory Solar Arrays-Building Mounted	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Accessory Solar Arrays - Ground Mounted	N	C	C	C	C	P	N	N	C	C	C	N	C	C	N	C
Accessory Uses & Structures	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Earth Moving >50 cubic yards	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Essential Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Flea Markets	N	N	N	C	N	N	N	C	N	C	N	N	N	N	C	N
Piers & Docks Permanent	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Piers & Docks Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Utility Facility less than 1,000 sq. Ft.	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Utility Facility 1,000 sq. ft. or more	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P
Signs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Temporary Activities if licensed by the city	C	C	C	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Uses and structures similar to uses and structures requiring C Review	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Uses and structures similar to uses and structures permitted with review (P)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

See Notes at end of Section 7.6 charts.

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50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

NOTES:

1. Only for residential uses in existence as of April 1, 2016.
2. Only as part of a mixed-use development.
3. Only on a lot of record as of April 1, 2016.
4. Only in single and two-family dwellings existing as of April 1, 2016.
5. Only as a replacement of a modular/mobile less than twenty (20) feet wide existing as of April 1, 2016.
6. Limited to a maximum of ten thousand (10,000) square feet of floor area per use.
7. All operations and storage of equipment and material must occur within a building or a fully enclosed storage area.
8. Only in a building in existence on April 1, 2016.
9. Only on lots that have frontage on Brunswick Avenue.
10. Only in a mixed-use building that is part of a residential subdivision developed using the alternative development standards of Section 7.8.12.
11. Only on lots that have frontage on Brunswick Avenue, Church Street, Highland Avenue, or Water Street.
12. The regulation of Timber Harvesting where permitted is administered by the State Forestry Bureau
13. An applicant that has received a conditional license from the State of Maine for a cannabis establishment may apply for City approval of that category of establishment. Any approval based upon a conditional state license shall be conditioned on the applicant receiving an active license from the state within one hundred eighty (180) days of the date of the City's approval. If the applicant fails to obtain an active license within that period, all City approvals and permits are void.
14. A Cannabis Products Manufacturing Facility in the Intown Commercial District is only allowed if conducted within a commercial kitchen setting of less than four thousand (4,000) square feet and not using any "inherently hazardous substances" as defined by Title 285B Section 102(20) M.R.S. Chapter 558-C.
15. Cannabis establishments may be prohibited in some areas where they are otherwise allowed due to restrictions relating to the prior use of federal funding by the City. Consult with the Code Enforcement Officer to determine if this use is allowed at a particular location.
16. The manufacturing of cannabis products that does not involve the use of inherently hazardous substances is allowed as an accessory use for a licensed cannabis cultivation facility.
17. The Density Bonus is allowed in the annotated districts only if the project is connected to the municipal water supply (Gardiner Water District) and Gardiner's municipal sewer system (pumping and treatment, a special district, or equivalent centralized septic system).
18. Temporary Quarrying activity would not constitute a Land Use, but the Ordinance would still apply.



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:

services 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