



Nichols & Treem

REAL ESTATE GROUP

Powered by Keller Williams Realty



399 Main Street  
Bingham, ME 04920

**SALE PRICE: \$975,000**



For additional information contact

Katie Treem

Cell: 207-400-4064

ktreem@kw.com

findingmainerealestate.com





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**Positioned on Rt 201, a major thoroughfare, this property offers unparalleled accessibility and visibility, ensuring your business stands out in the bustling Bingham town center. With a total of 24,940 SF spread across three separate buildings, this property provides ample space for various industrial purposes, from manufacturing to warehousing and beyond. Currently a very reputable employee owned construction and construction service companies leases the largest building comprising 20,330 SF of office and warehouse space for \$6,750/month, adding credibility and stability to the property.**

**The two smaller buildings at the rear, totaling 4,610 SF, present an opportunity for additional revenue through winter storage rentals. Conversations with locals have revealed significant interest in utilizing the space for boat storage, further enhancing revenue potential.**

**Whether you're a growing business in need of expansive warehouse facilities or seeking to capitalize on seasonal storage demand, this property offers flexibility to accommodate various business models and revenue streams.**

50 Sewall St, Portland, ME 04102 Tel: 207-400-4064

[ktreem@kw.com](mailto:ktreem@kw.com)



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## Data Sheet

**OWNER: Loaf Holdings, LLC**

**LOCATION: 399 Main St Bingham, ME 04920**

**PROPERTY TYPE: Industrial/Warehouse**

**BEST OR CURRENT USE: Industrial/Warehouse**

**ZONING: No zoning**

**SQUARE FOOTAGE: 24,940 SF**

**ACREAGE: 6.8 acres**

**BUILDINGS: Main Building (Office & Warehouse Space) = 20,330 SF, 28' ceiling height at peak and 10-16 ft garage bays + 1 Loading Dock and 2 Buildings in Rear of lot= 4,610 SF one of which is a barn with 30' ceiling height at peak and 10' barn door openings**

**UTILITIES: Town Water & Sewer**

**TAXES/YEAR: \$8,664 (2023)**

**YEAR BUILT: 1960 +/-**

**BOOK/PAGE: 0627/292-295**

**MAP/BLOCK/LOT: U2-28**

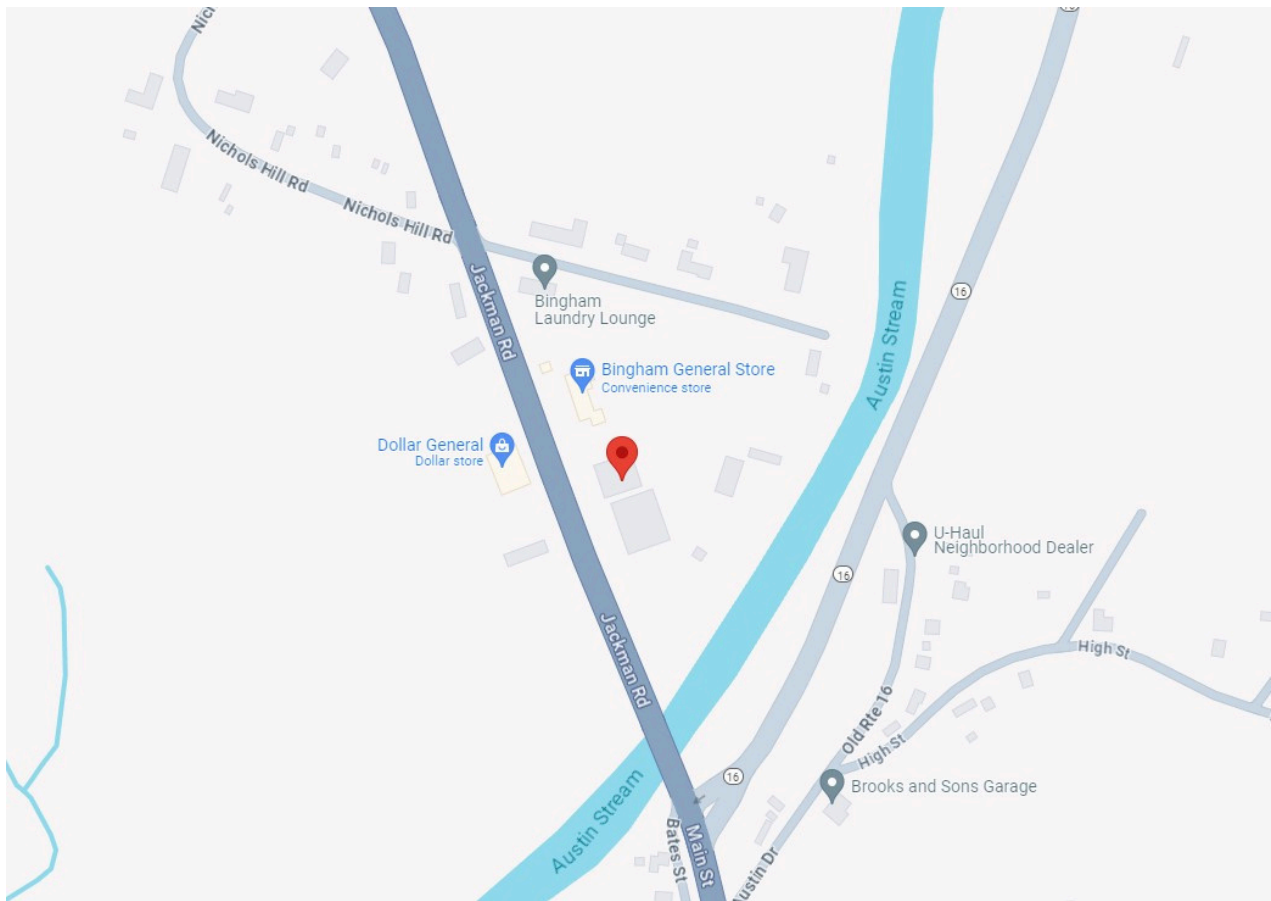
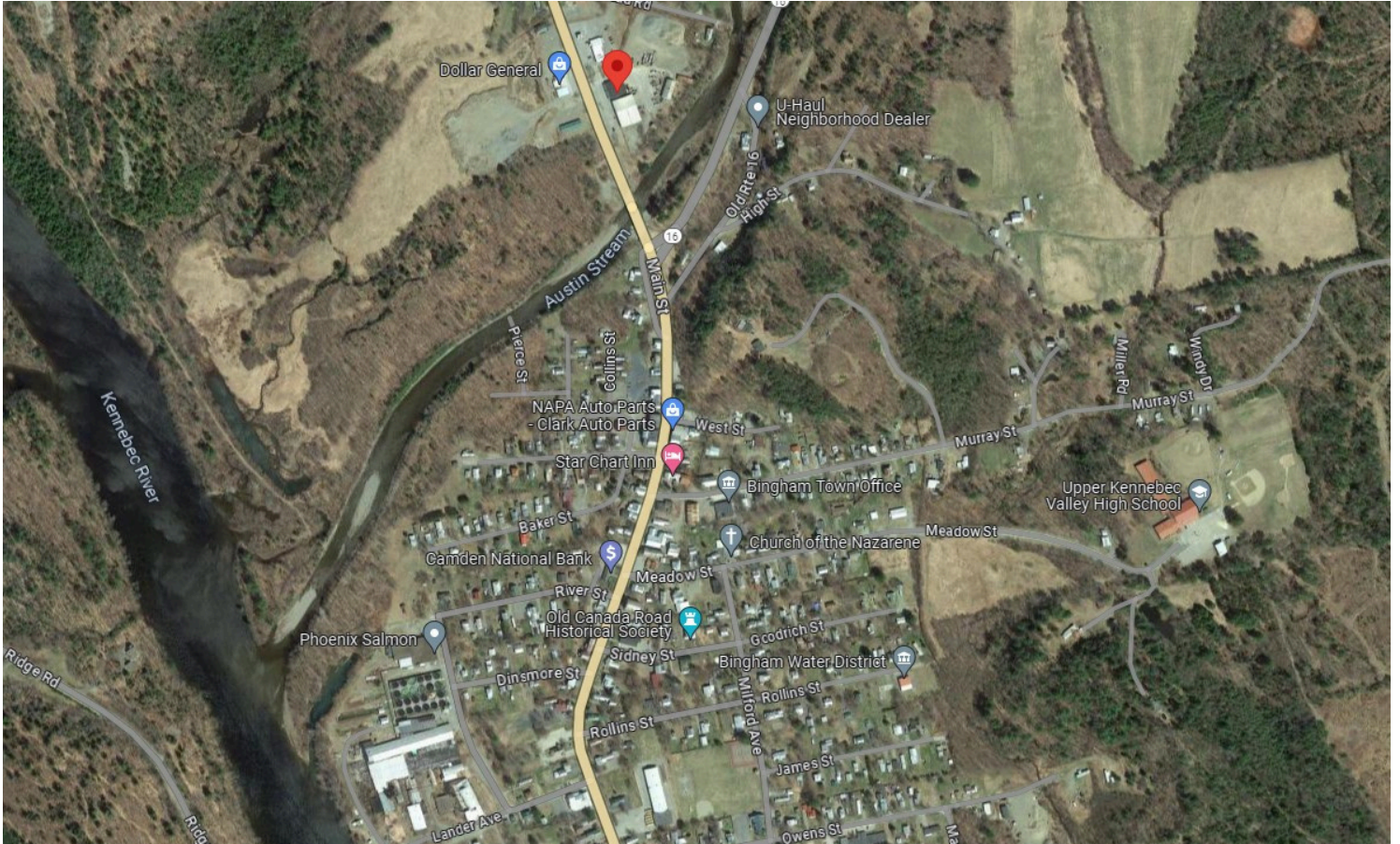




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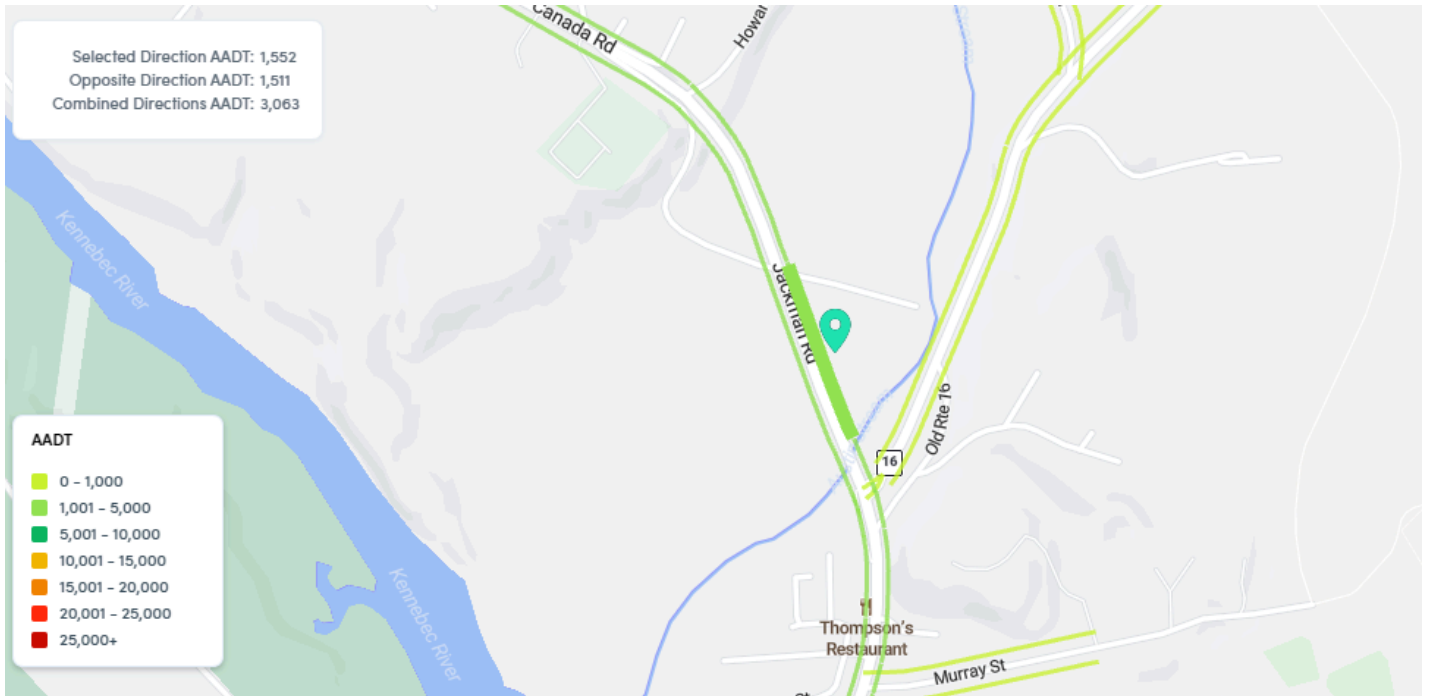
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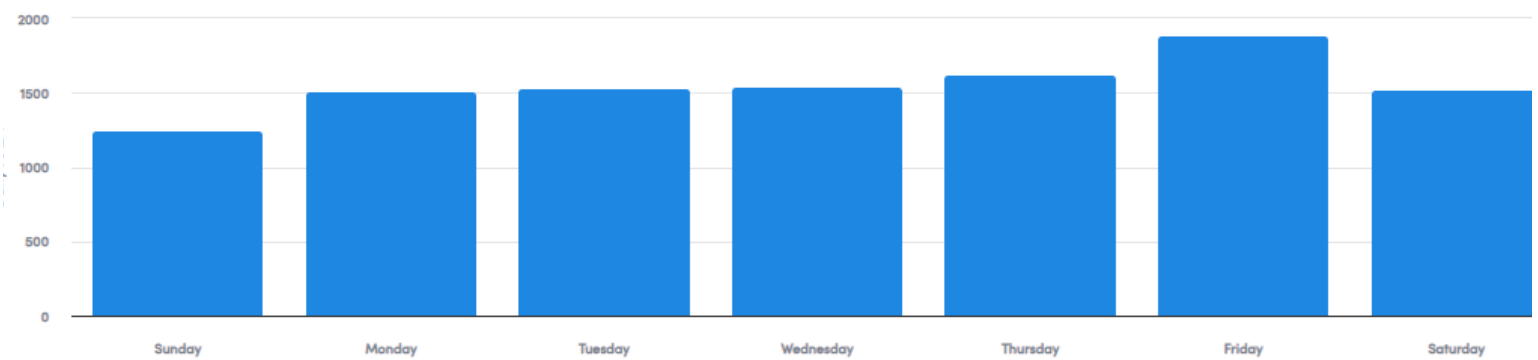


## Traffic Patterns:



DT by Day Jackman Road, US 201 (2022)

Selected Direction  Opposite Direction  Combined Directions





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Doc 7027 Bk 6027 Pg 292  
Recorded: Somerset County Jul 13, 2023 03:11P  
Deputy Register of Deeds Arlene Demo

TRANSFER TAX PAID

**WARRANTY DEED**  
DLN: 1002340241056

**RUSTED ROCK LLC**, a Maine limited liability company, duly organized and existing, having a mailing address of PO Box 116, Caratunk, Maine 04925, for consideration paid, *GRANTS* to **UPWARD HOLDINGS LLC**, a Maine limited liability company, duly organized and existing, having a mailing address of PO Box 10, West Forks, Maine 04985 *with Warranty Covenants*, certain lots or parcels of land with the buildings thereon situate in Bingham, County of Somerset and State of Maine bounded and described as follows:

Beginning at a point on the southerly side of the Old Canada Road marked with a 5/8th inch iron rebar and cap #351, said point being the northwesterly corner of land of, now or formerly, Erin R. Zeolla, with reference to deed recorded in the Somerset County Registry of Deeds in Book 4212 Page 349;

Thence S 13° 57' 06" W along the westerly line of land of said Zeolla, a distance of 105.58 feet to a point marked with a second 5/8th inch iron rebar and cap #351, said point being the southwest corner of land of said Zeolla;

Thence S 71° 31' 22" E along the southerly line of land of said Zeolla, a distance of 163.78 feet to a point marked with a third 5/8th inch iron rebar and cap #351 and thence continuing S 71° 31' 22" E along the southerly line of land of said Zeolla, a further distance of 50 feet, more or less, to the thread of Austin Stream;

Thence southwest along the thread of Austin Stream a distance of 775 feet, more or less to the easterly side of Route 201;

Thence N 21° 49' 01" W along the easterly side of Route 201, a distance of 75 feet, more or less to a point, said point being on a bearing of S 35° 46' 26" W a distance of 713.47 feet from the above mentioned point marked with the third 5/8th inch iron rebar and cap, and thence continuing N 21° 49' 01" W along the easterly side of Route 201, a further distance of 275.00 feet to a point marked with a P.K. Nail;

Thence S 68° 34' 57" W along the easterly side of Route 201 a distance of 25.07 feet to a point marked with a P.K. Nail;



Doc 7027 Bk 6027 Ps 293

Thence N 20° 40' 18" W along the easterly side of Route 201, a distance of 132.17 feet to a point marked with a P.K. Nail;

Thence N 20° 16' 74" W along the easterly side of Route 201, a distance of 134.78 feet to a point, said point being the southwesterly corner of land of, now or formerly, the Inhabitants of the Town of Bingham, with reference to deed recorded in said Registry in Book 2375, Page 24;

Thence N 69° 52' 38" E along the southerly line of land of said Inhabitants of Town of Bingham, a distance of 20.24 feet to a point, said point being the southeasterly corner of land of said Inhabitants of Town of Bingham;

Thence N 20° 07' 72" W along the easterly line of land of said Inhabitants of Town of Bingham, a distance of 32.31 feet to a point marked with a 7/8th inch iron rebar and cap #1354, said point being the northeasterly corner of land of said Inhabitants of Town of Bingham, said point also being on the southerly line of land of, now or formerly, Dana & Donna Williams, with reference to deed recorded in said Registry in Book 2653 Page 115;

Thence S 89° 11' 06" E along the southerly line of land of said Williams, a distance of 99.64 feet to a point marked with a 1-1/2 inch iron pipe, said point being the southeasterly corner of land of said Williams;

Thence N 19° 21' 33" E along the easterly line of land of said Williams, a distance of 299.80 feet to a point on the southerly side of the Old Canada Road marked with a 1/2 inch iron rebar and cap #2166, said point being the northeasterly corner of land of said Williams;

Thence S 74° 52' 13" E along the southerly side of the Old Canada Road, a distance of 269.39 feet to a point marked with a 7/8th inch iron rebar and cap #444;

Thence S 74° 49' 46" E along the southerly side of the Old Canada Road, a distance of 12.00 feet to a point marked with a 7/8th inch iron rebar and cap #444;

Thence S 73° 15' 33" E along the southerly side of the Old Canada Road, a distance of 28.78 feet to the point of beginning.

Said parcel to contain 6.8 acres, more or less. All bearings are Grid North. Reference is made to a Revised Boundary Survey for Bruce A. Manzer, INC. of The Bingham Garage, dated January 23, 2018, prepared by Boynton & Pickett LLC and attached hereto and made a part hereof.

Excepting and reserving a 12 foot easement deeded to Bingham Water District dated June 10, 1987 and recorded in said Registry in Book 1349, Page 126.

Further excepting and reserving an easement deeded to the Inhabitants of the Town of Bingham dated November 24, 1997 and recorded in said Registry in Book 2375, Page 26. Being the same premises conveyed by NTTEnterprises LLC to Rusted Rock LLC by deed dated September 5, 2020 and recorded in the Somerset County Registry of Deeds in Book 5602, Page 268.



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IN WITNESS WHEREOF, Rusted Rock LLC has caused this instrument to be signed and sealed in its corporate name by Holly Towle, its Member, thereunto duly authorized, this 11th day of July 2023.

Rusted Rock LLC

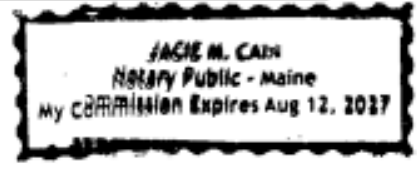
By: *Holly Towle*  
 Holly Towle, its Member

STATE OF MAINE  
 COUNTY OF Kennebec

July 11, 2023

Personally appeared the above named Holly Towle, Member of Rusted Rock LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Limited Liability Company.

Before me, *Jacie M. Cain*  
 Notary Public  
 Printed/Typed Name: Jacie M. Cain  
 My Com. Exp.: \_\_\_\_\_



SEAL

