

328 RODMAN ROAD - AUBURN

VERSATILE INDUSTRIAL PROPERTY FOR SALE/LEASE



PROPERTY TYPE: INDUSTRIAL

WAREHOUSE, OFFICE SPACE, 2 RESTROOMS

BUILDING SIZE: 2,000+/- SF PLUS STORAGE

DETACHED STORAGE BUILDING

ACREAGE: 0.88+/- ACRES

1 OH DOOR IN MAIN BUILDING AND 1 IN STORAGE BUILDING

ZONING: GB - GENERAL BUSINESS

IDEAL FOR OWNER/USER OR INVESTOR

PARKING: OVERSIZED PAVED LOT

SALE PRICE: \$327,000

LEASE RATE: \$2,500/Mo NNN



For more information contact:

ZACH RESNIKOFF or KIRK BUTTERFIELD
O: 207-879-9800
C: 207-606-9665
zachary.resnikoff@kw.com
kbutterfield@kw.com



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328 RODMAN RD - AUBURN PROPERTY DETAILS

OWNER	The Burns Propertyz Maine Division LLC
PROPERTY TYPE	Warehouse with office space
ZONING	GB - General Business
TRAFFIC COUNT	4,150 AADT23
YEAR BUILT	1973
ACREAGE	0.88+/- acre
BUILDING SIZE	2,000+/- SF
NNN FEES	\$5.08/SF
PARKING	10-20 spaces
TAXES/YEAR	\$3,136.85 (2026)
BOOK/PAGE	11584/266
MAP/BLOCK/LOT	198/035
ROAD FRONTAGE	125+/- Ft
UTILITIES: ELECTRIC	Circuit Breakers
SEWER/WATER	Public/Public
HEAT SYSTEM	FHA; Oil
# Overhead Doors	1 plus drive-in bay in detached storage building
CEILING HEIGHT	14+/- Ft
CLEAR HEIGHT	10+/- Ft
COLUMN SPACING	N/A - Clearspan

OVERVIEW

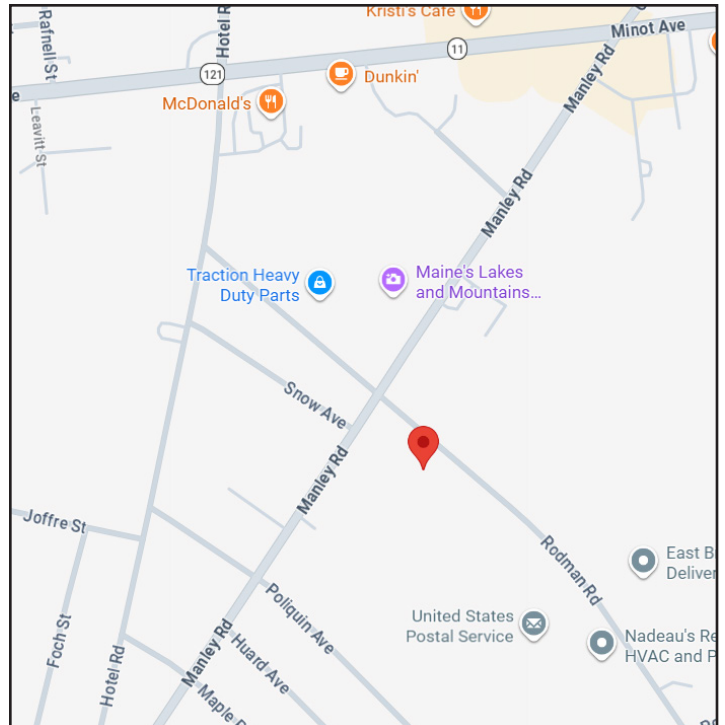
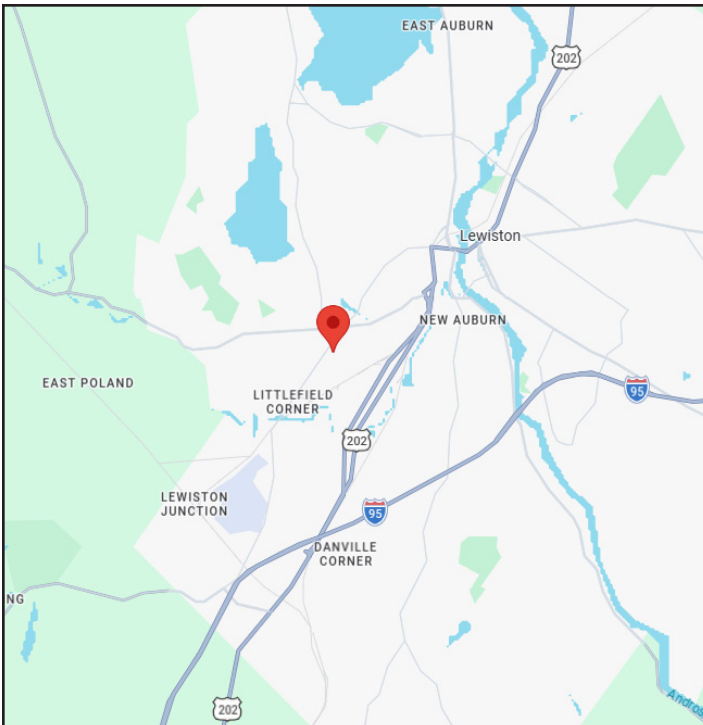
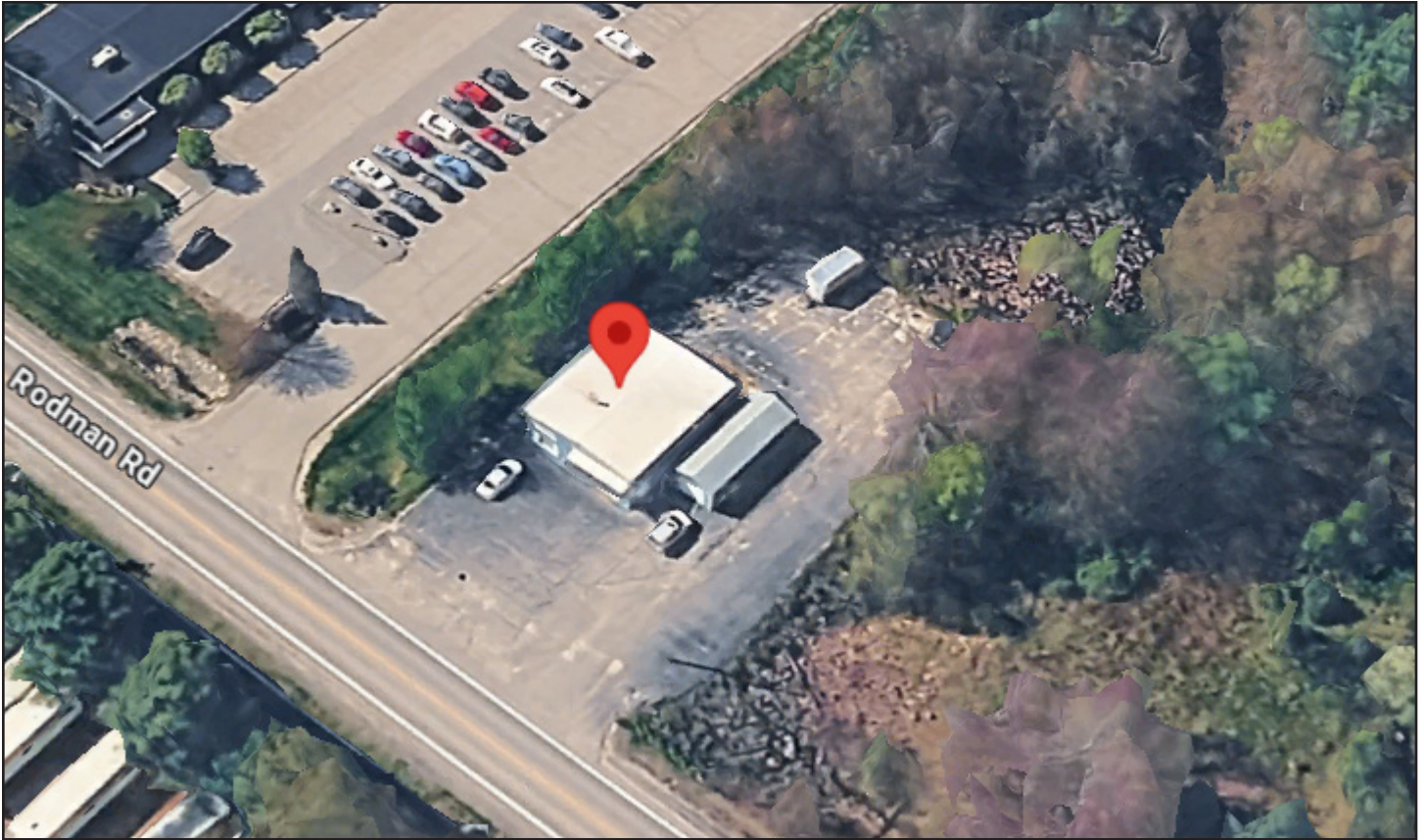
This versatile industrial property offers an excellent opportunity for an owner-user or investor seeking functional space with convenient regional access. The property features a 2,000± SF industrial building with a practical mix of warehouse and office space, two bathrooms, and one overhead door, making it well suited for a range of service, trade, storage, light industrial, or small business uses.

In addition to the main building, the property includes a separate 42-foot storage building with a drive-in bay, providing valuable extra capacity for equipment, materials, vehicles, or inventory. An oversized parking area adds further flexibility and may offer potential for future expansion, subject to municipal approvals.

Strategically located with easy access to Routes 11 and 4/100/202, the property provides efficient connectivity to Lewiston, Auburn, and the Greater Portland area. Its proximity to Auburn amenities further enhances its appeal for businesses looking for a practical, accessible, and adaptable industrial location.

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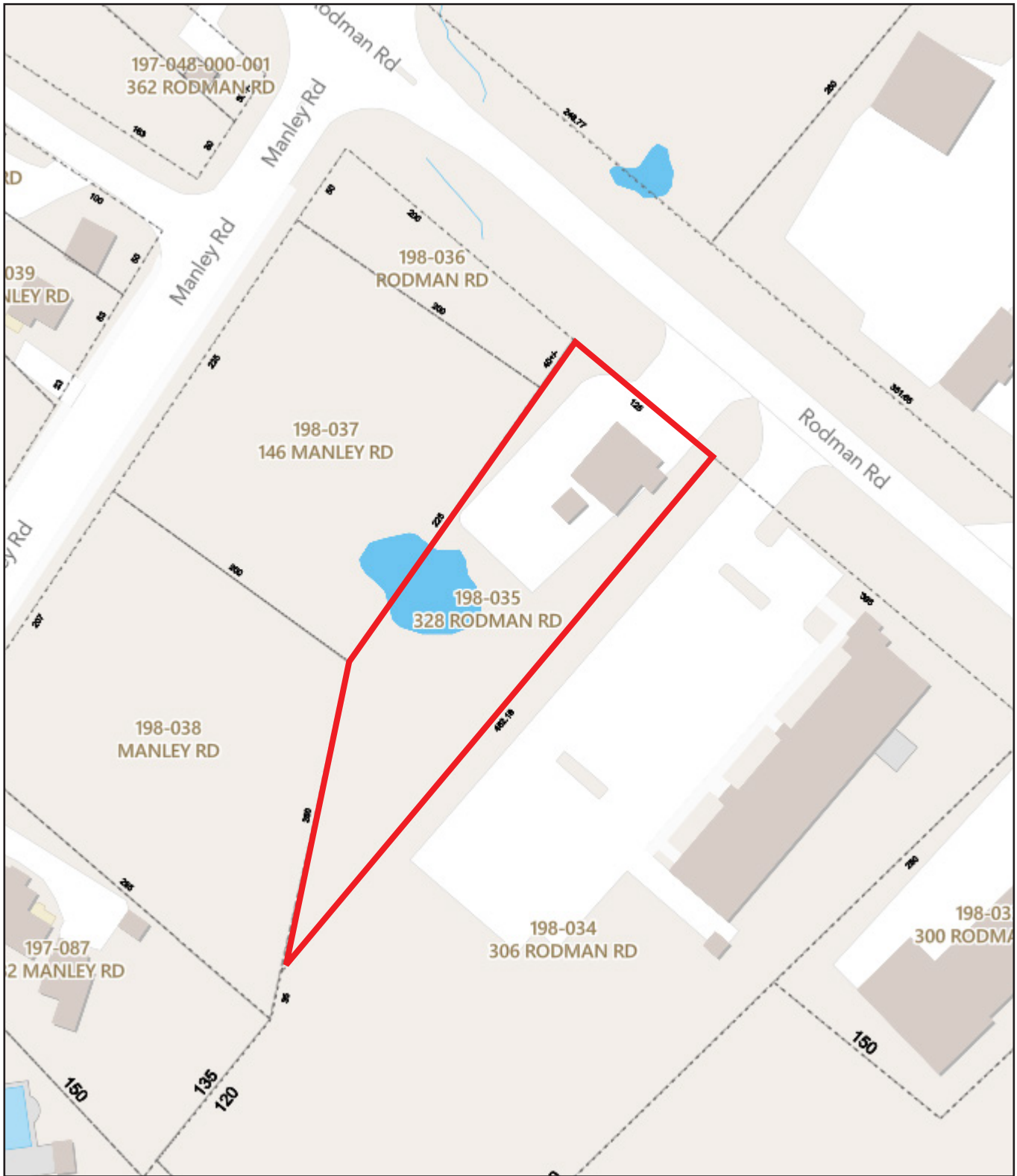
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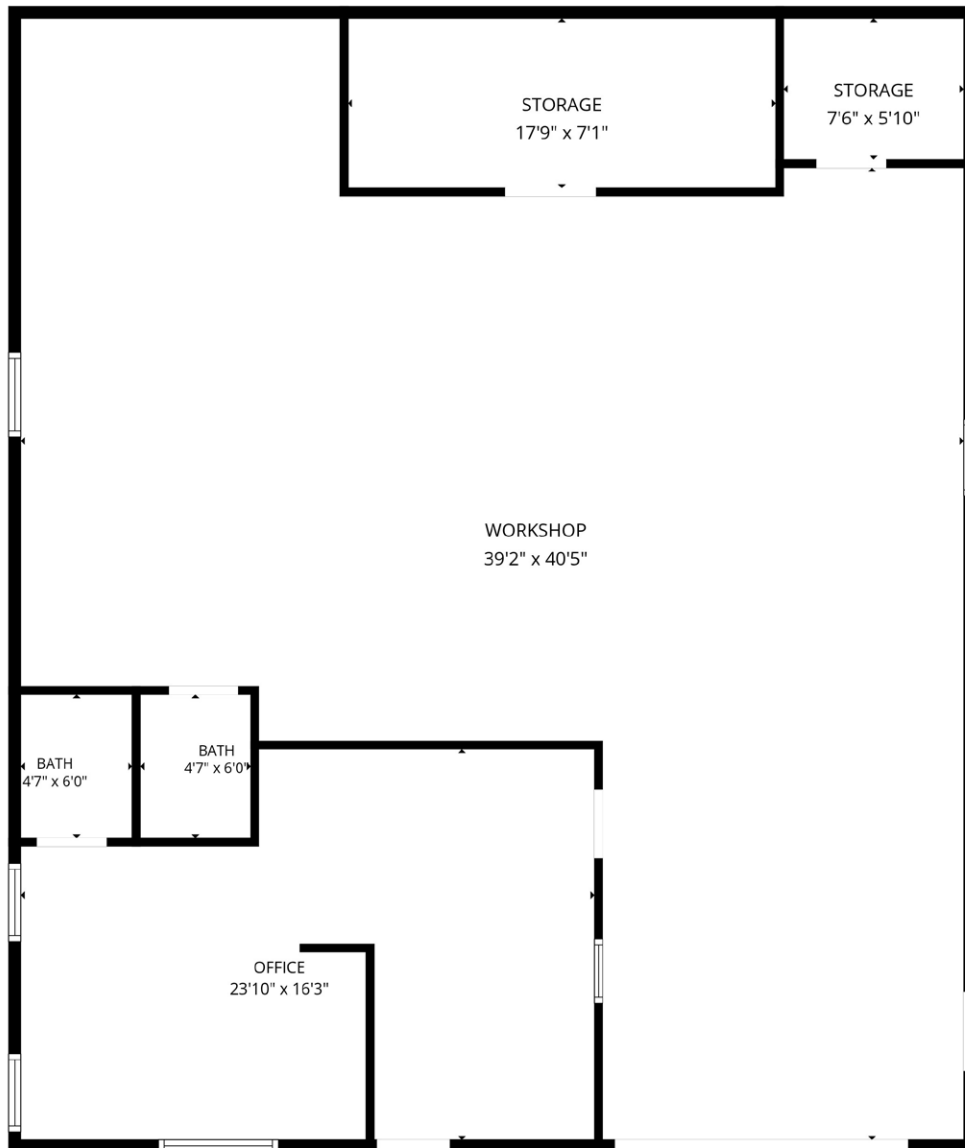


328 RODMAN RD - AUBURN TAX MAP



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

WARRANTY DEED

Know All Men By These Presents that I, **328 Rodman Road, Inc., a Maine Corporation, f/k/a AAA Fire Extinguisher Co., Inc. a Maine Corporation**, with a place of business in Auburn, in the County of Androscoggin and State of Maine, for consideration paid, grants to **The Burns Propertyz Maine Division LLC**, a Maine limited liability company with a mailing address of **15 Cranberry Lane, Berkley, MA 02779**, with **WARRANTY COVENANTS**:

A certain lot or parcel of land, situated in Auburn, Androscoggin County, Maine, on the Rodman Road, so called, bounded and described as follows:

Beginning at an iron rod on the southwesterly line of Rodman Road, said point being 200' from the intersection of the southeasterly line of Manley Road, and the Southwesterly line of said Rodman Road;

THENCE along said southwesterly line of said Rodman Road, one hundred twenty-five (125) feet to an iron rod;

THENCE S 57° 03' W along land now or formerly of C. Winslow Hayden four hundred sixty-two and eighteen hundredths (462.18) feet to an iron rod;

THENCE N 29° 53' E along land now or formerly of Roger F. Huard and Therese L. Huard two hundred twenty-five and ninety-six hundredths (225.96) feet to an iron rod;

THENCE N 52° 18' E along land now or formerly of Erwin Hodson and Etta Hodson two hundred twenty-five (225) feet to an iron rod;

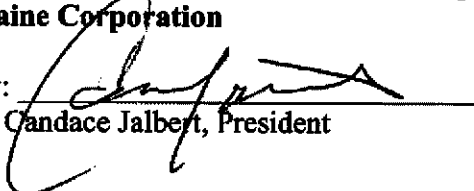
THENCE continuing in a straight line along land now or formerly of Auburn Business Development Corporation, thirty-eight and fifty hundredths (38.50) feet to the southwesterly line of said Rodman Road and the point of beginning.

There is also conveyed an easement or right of way across a portion of the parcel of land, forty (40) feet in width along the westerly boundary of above parcel. For a more particular description, see deed recorded in Book 1041, Page 645, of the Androscoggin County Registry of Deeds.

Grantor's title recorded on March 20, 1973 in the Androscoggin County Registry of Deeds at Book 1070, Page 712.

In Witness Whereof, the said, **328 Rodman Road, Inc., a Maine Corporation, f/k/a AAA Fire Extinguisher Co., Inc. a Maine Corporation**, has caused this instrument to be executed by Candace Jalbert, its President this 23rd day of May, 2024.

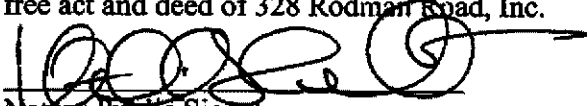
328 Rodman Road, Inc., a Maine Corporation, f/k/a AAA Fire Extinguisher Co., Inc. a Maine Corporation

By: 

Candace Jalbert, President

STATE OF MAINE
COUNTY OF ANDROSCOGGIN

Personally appeared the above-named Candace Jalbert, President of 328 Rodman Road, Inc., a Maine Corporation, f/k/a AAA Fire Extinguisher Co., Inc. a Maine Corporation, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of 328 Rodman Road, Inc.


Notary Public Signature

William K. Skelton, Esq.
Maine Attorney at Law
Bar No. 8589

Print Name of Notary Public

Notary Public, State of Maine
My Commission Expires: _____



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

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.