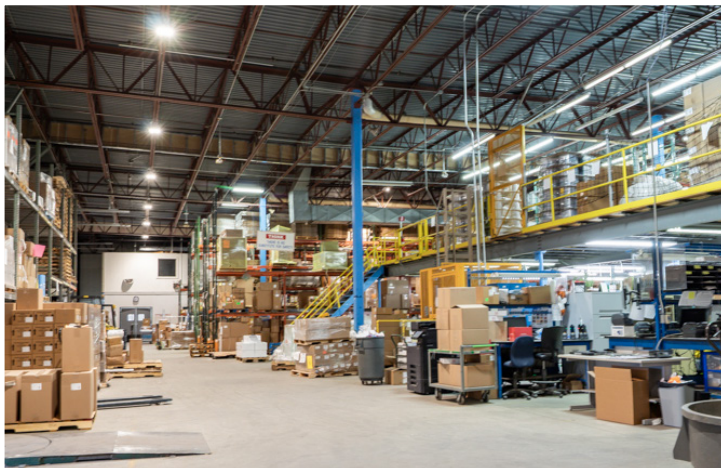


FOR SALE • INDUSTRIAL BUILDING

63 Community Drive • Sanford, ME



Brandon Mitchell
O 207.358.7057
C 207.415.7982
Brandon@malonecb.com

89,000± SF INDUSTRIAL BUILDING

- Fully tenanted investment opportunity located in Sanford Industrial Park.
- Tenant is GVS North America. NOI: \$534,000/yr at an 8% cap rate. See broker for lease details.
- Features clean rooms, production space, research & development space, warehouse area, office spaces, locker room and cafeteria.
- The property sits on the corner of Community Dr. and Industrial Dr. with close proximity to Sanford Seacoast Regional Airport.

SALE PRICE: \$6,750,000

PROPERTY SUMMARY

63 Community Drive • Sanford, ME



Site Info

OWNER:	R Martin Properties, LLC
DEED:	Book 10606, Page 88
ASSESSOR:	Map R19, Block 310
LOT SIZE:	10.05± AC
SIGNAGE:	Pylon on Community Dr. and on building
PARKING:	Ample on-site
ROAD FRONTAGE:	800'± on Community Dr. 550' ± on Industrial Dr.
ZONING:	IB- Industrial Business
PROPERTY TAXES:	\$56,910.51 (2026)

Building Info

BUILDING SIZE:	89,000± SF
YEAR BUILT:	1983
CONSTRUCTION:	Concrete Block/Structure Steel
ROOF:	Ballasted/Rubber Membrane Partially replaced in 2025 / Metal
SIDING:	Pre-finish Metal/Concrete Block
FOUNDATION:	Concrete
FLOORING:	VCT, carpet, concrete
CEILING HEIGHT:	20'± Manufacturing space 25'± Warehouse 22'± 2nd floor offices
LOADING DOCK:	Four (4) loading dock doors
OVERHEAD DOORS:	One (1) 8'± One (1) 12'± One (1) 14'±
ELECTRICITY:	1 @ 1000kVA, 120/208 volt. 1 @ 1000kVA, 277/480 volt.



HVAC:	24 RTU's Natural Gas Boiler
BOILERS:	Two (2) HB Smith series 28 Natural gas fired
UTILITIES:	Public water and sewer
RESTROOM:	Six (6)
SPRINKLER:	Full system
GENERATOR:	Olympian - 125kw diesel generator
COMPRESSED AIR SYSTEM:	Kaeser BSD 60 Sigma
FIRE SYSTEM:	Norris notifier system

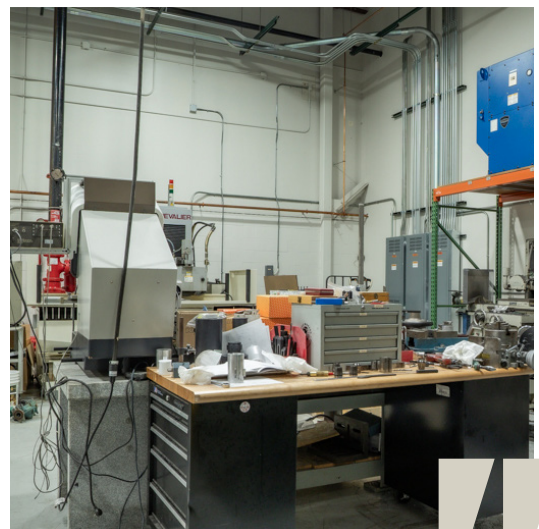
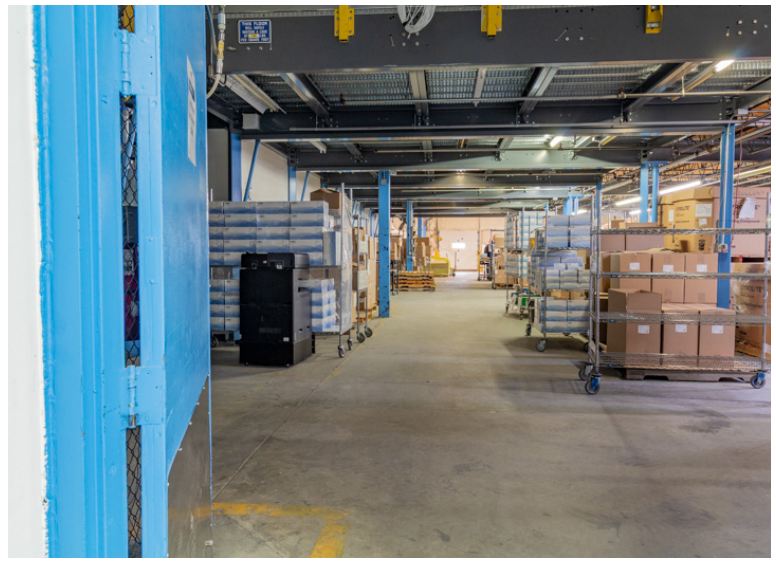
AERIALS

63 Community Drive • Sanford, ME



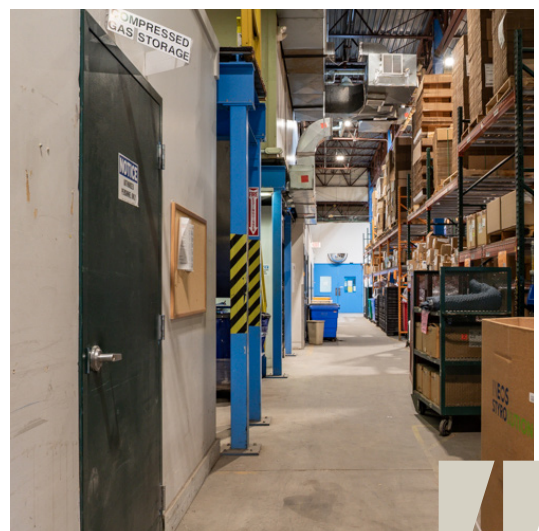
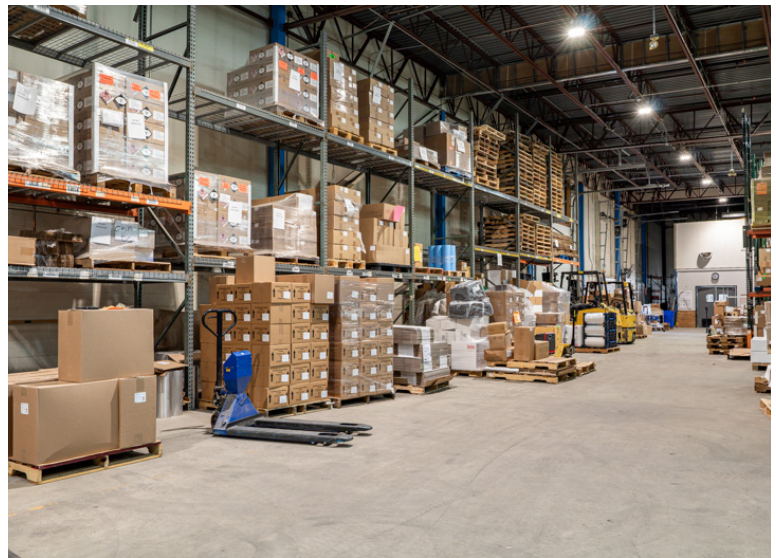
WAREHOUSE PHOTOS

63 Community Drive • Sanford, ME



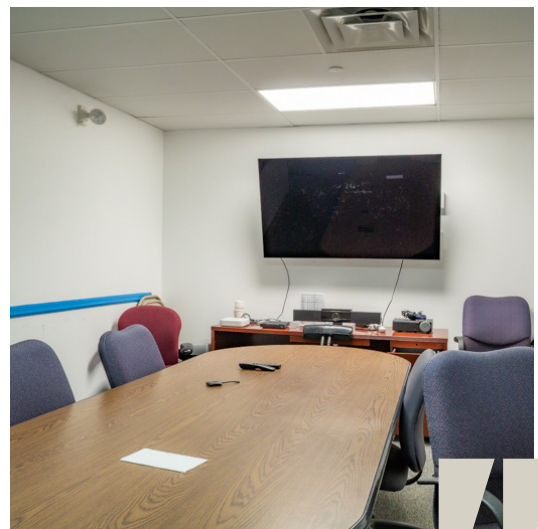
WAREHOUSE PHOTOS

63 Community Drive • Sanford, ME



INTERIOR PHOTOS

63 Community Drive • Sanford, ME



EXTERIOR PHOTOS

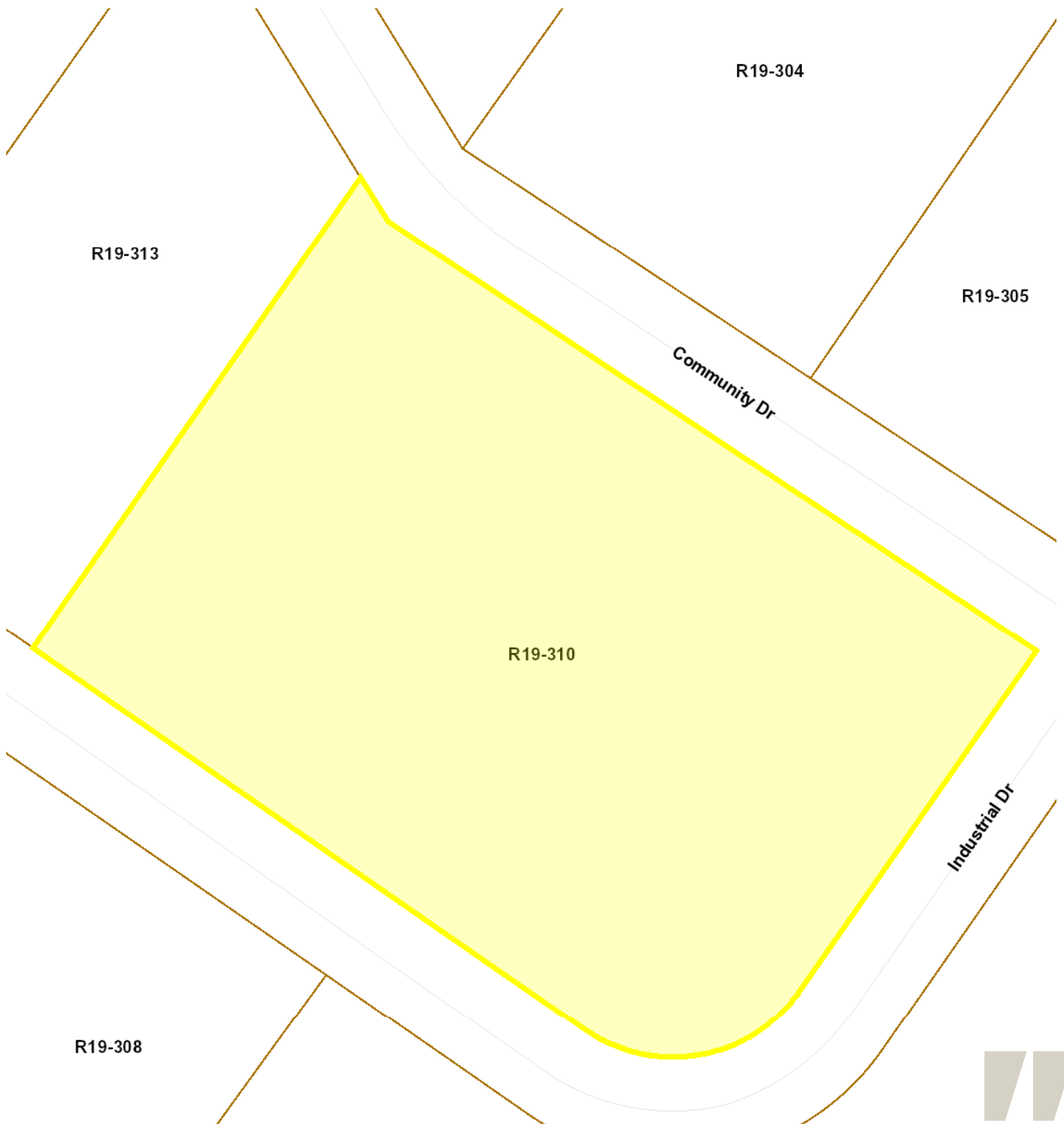
63 Community Drive • Sanford, ME





TAX MAP

63 Community Drive • Sanford, ME



LOCATION MAP

63 Community Drive • Sanford, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.