

FOR SALE • INDUSTRIAL CONDO

20 Birch Lane, Unit 2 • Arundel, ME



1,250± SF INDUSTRIAL CONDO

- Newly built condo with small office and restroom
- One 16' overhead door
- Unit has ceiling fans
- Condo fees include plowing, landscaping and water/sewer

SALE PRICE: \$270,000



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PROPERTY SUMMARY

20 Birch Lane, Unit 2 • Arundel, ME



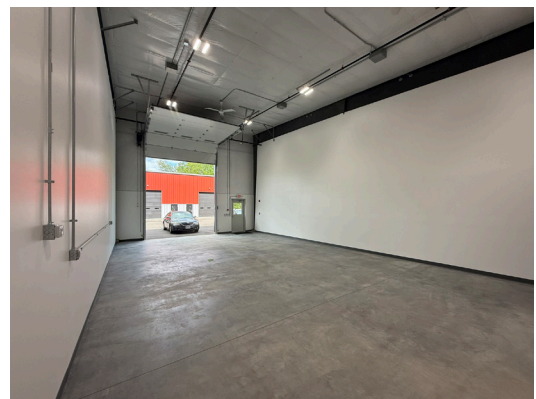
Site Info

OWNER:	Robert Piantoni
DEED:	Book 19847, Page 758
PARKING:	Two (2) spaces
ZONING:	DB1 - Downtown Business District I
PROPERTY TAXES:	\$1,900 estimated



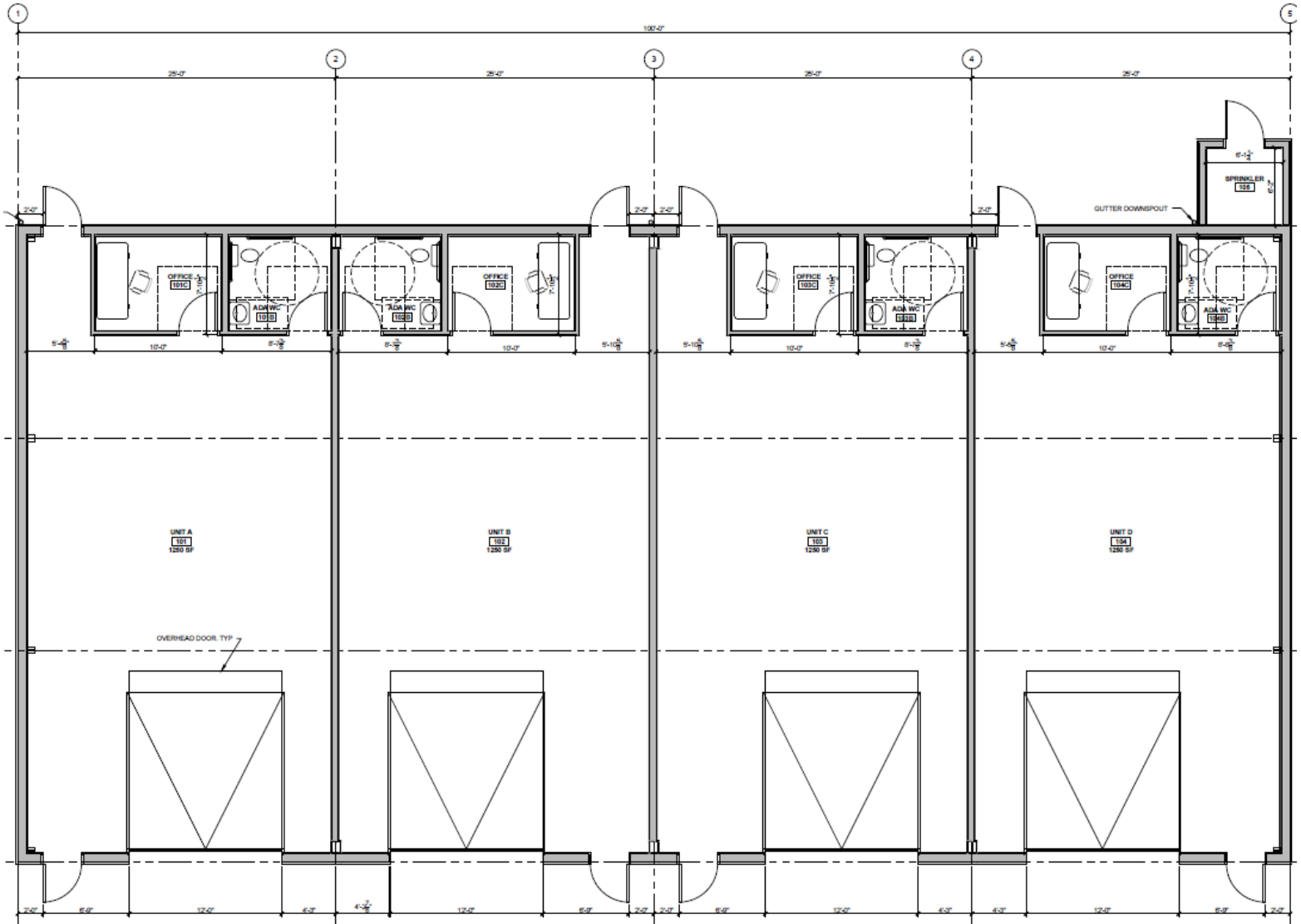
Building Info

CONDO SIZE:	1,250± SF
YEAR BUILT:	2026
CONSTRUCTION:	Steel frame
ROOF:	Metal pitched
SIDING:	Metal
FLOORING:	Concrete
CEILING HEIGHT:	20'-24'±
ELECTRICITY:	225 amps, 3-phase; LED lighting
HVAC:	Modine propane heater
UTILITIES:	Private water/sewer
RESTROOM:	One (1)
SPRINKLER:	Yes
LOADING:	16' overhead door
CONDO FEES:	\$200/month (subject to change)



FLOOR PLANS

20 Birch Lane, Unit 2 • Arundel, ME



5-MILE DEMOGRAPHICS

20 Birch Lane, Unit 2 • Arundel, ME



20,760
Population

9,230
Homes

2.2
Average Household Size

52.4
Average Age



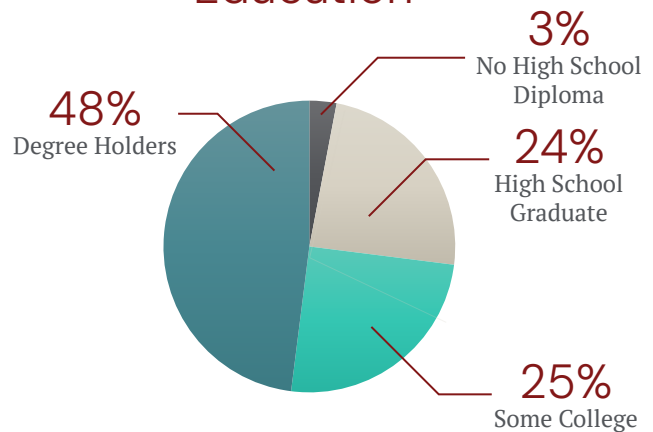
1,471
Total Businesses

14,708
Total Employees

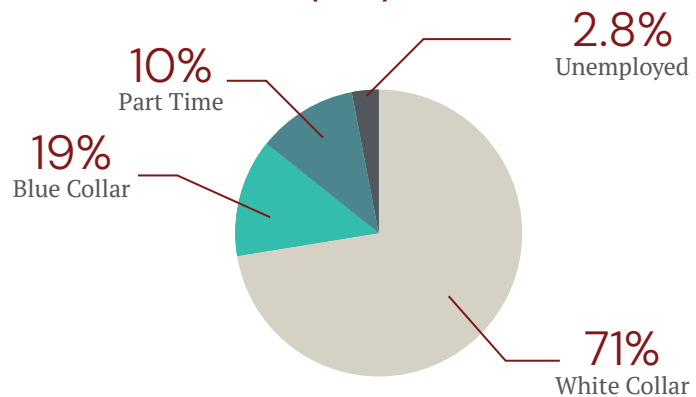


\$104,369
Average Household
Income

Education

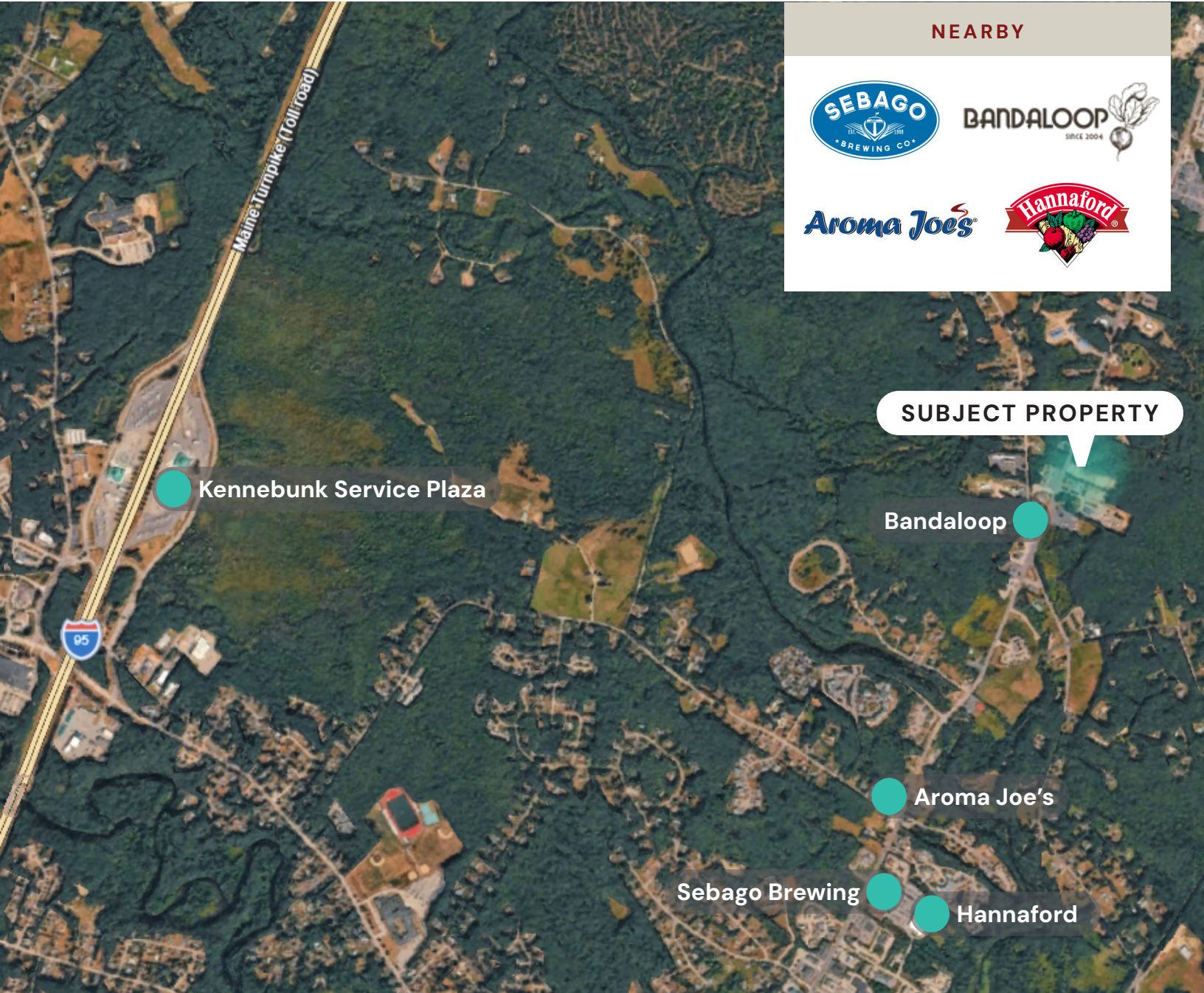


Employment



LOCATION MAP

20 Birch Lane, Unit 2 • Arundel, ME



NEARBY

A collection of logos for nearby businesses: Sebago Brewing Co., Bandaloop (Since 2004), Aroma Joe's, and Hannaford.

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