21 PINNACLE DRIVE - HALLOWELL

29.15+/- ACRE INDUSTRIAL SITE FOR SALE

PROPERTY TYPE: MIXED USE

ACREAGE: 29.15+/- ACRES

ZONING: BC - BUSINESS C DISTRICT

UTILITIES: 3-PHASE POWER ON SITE; WATER AT STREET; SEPTIC NEEDED

APPROVED ZONING FOR CAREGIVERS

1,000 FEET OF FRONTAGE ON I-95

IMPROVED PRIVATE GRAVEL ROAD

SITE HAS BEEN MOSTLY CLEARED

SALE PRICE: $275,000

For more information, contact:

DENNIS WHEELOCK
T: 207-774-7715
F: 207-879-9801
dwheelock@balfourcommercial.com
www.balfourcommercial.com

KW COMMERCIAL
KELLER WILLIAMS REALTY

Magnusson Balfour
COMMERCIAL & BUSINESS BROKERS

21 PINNACLE DR - HALLOWELL
PROPERTY DETAILS

OWNER	Central Hallowell, LLC
PROPERTY TYPE	Industrial
BEST OR CURRENT USE	Raw land
ZONING	BC - Business C District
ACREAGE	29.15+/- acres
PARKING	None
TAXES/YEAR	$5,682.45 (2021)
BOOK/PAGE	12602/148
MAP/BLOCK/LOT	18B/33 & 34
SITE DESCRIPTION	Cleared/partially wooded; improved gravel road
FRONTAGE	1,000 feet abutting Maine Turnpike
TRAFFIC COUNT	n/a
ELECTRIC	3-Phase power on site
GAS	No Gas
SEWER	Septic needed
WATER	Available at street
EASEMENTS	Ingress/Egress

OVERVIEW

Just over 29 acres available in Hallowell. Property has been cleared and has 1,000 feet of frontage along the Maine Turnpike offering excellent visibility. The site has an improved gravel road and 3-phase power is available on site. Public water is available at street and a septic will need to be installed. Great site for warehouse/storage, light manufacturing or caregivers as this site is approved for Cannabis products manufacturing, testing, and cultivation.

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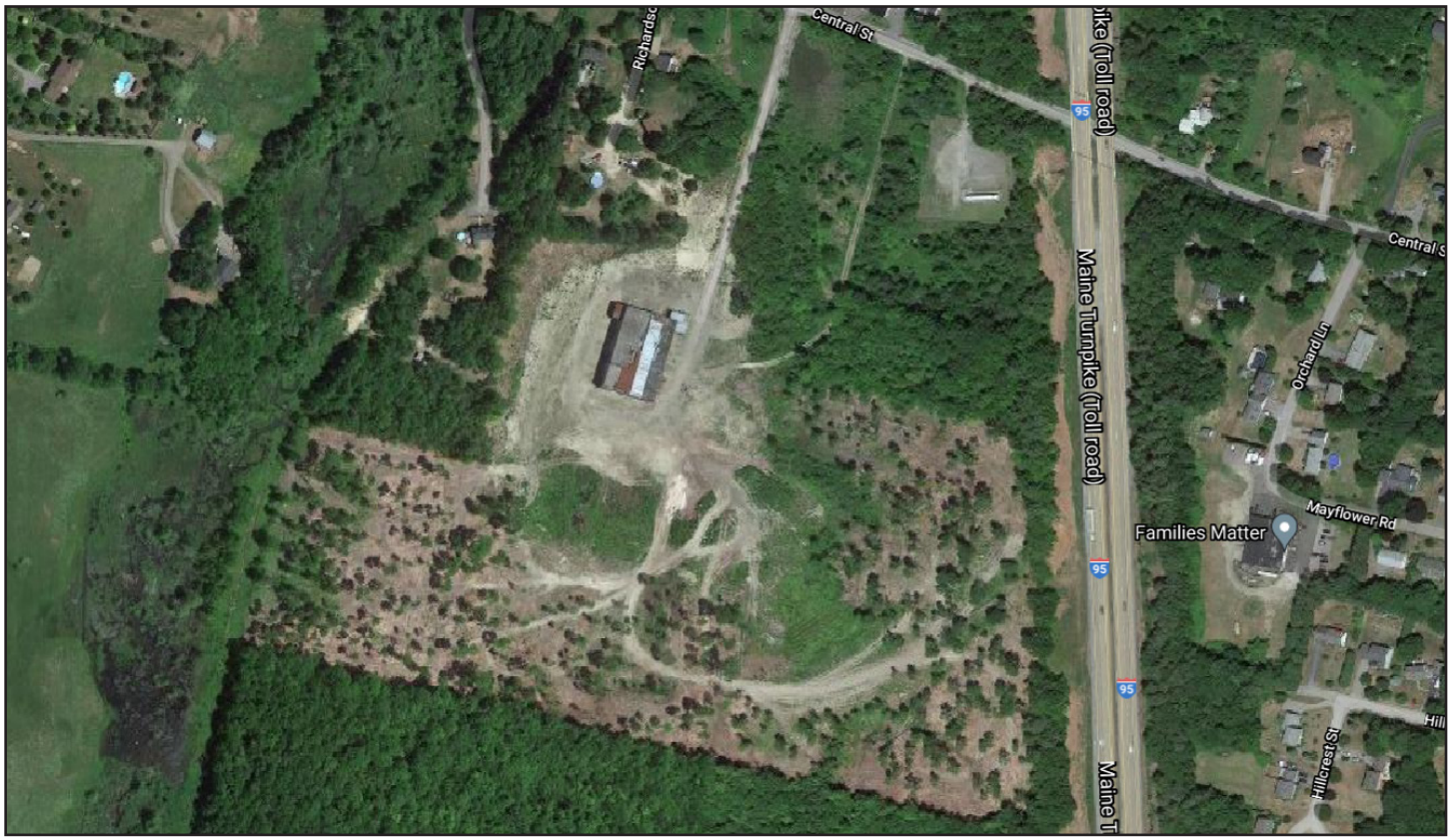
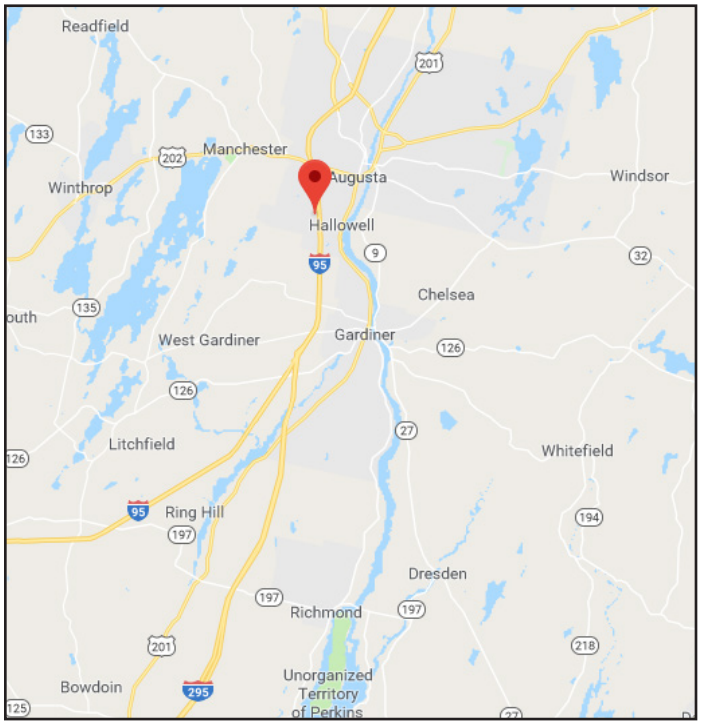
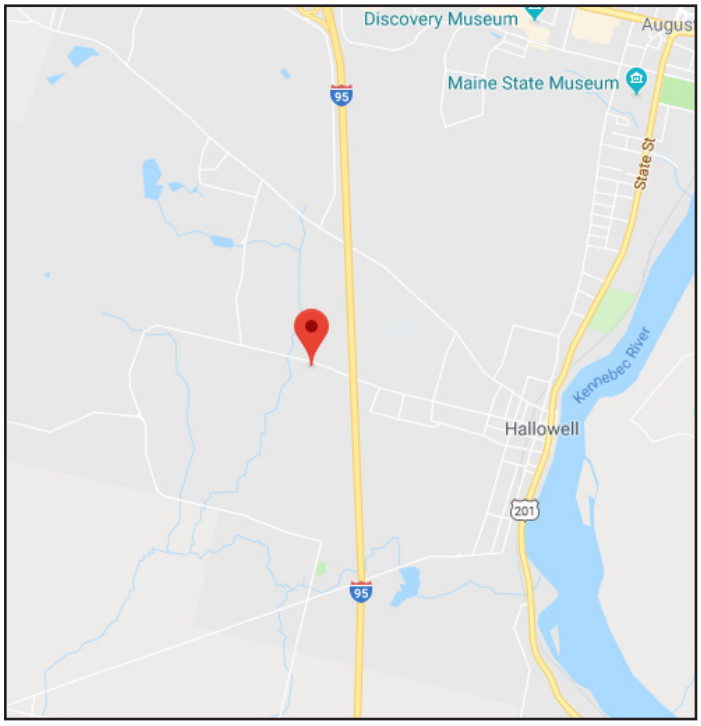
21 PINNACLE DR - HALLOWELL
LOCATION







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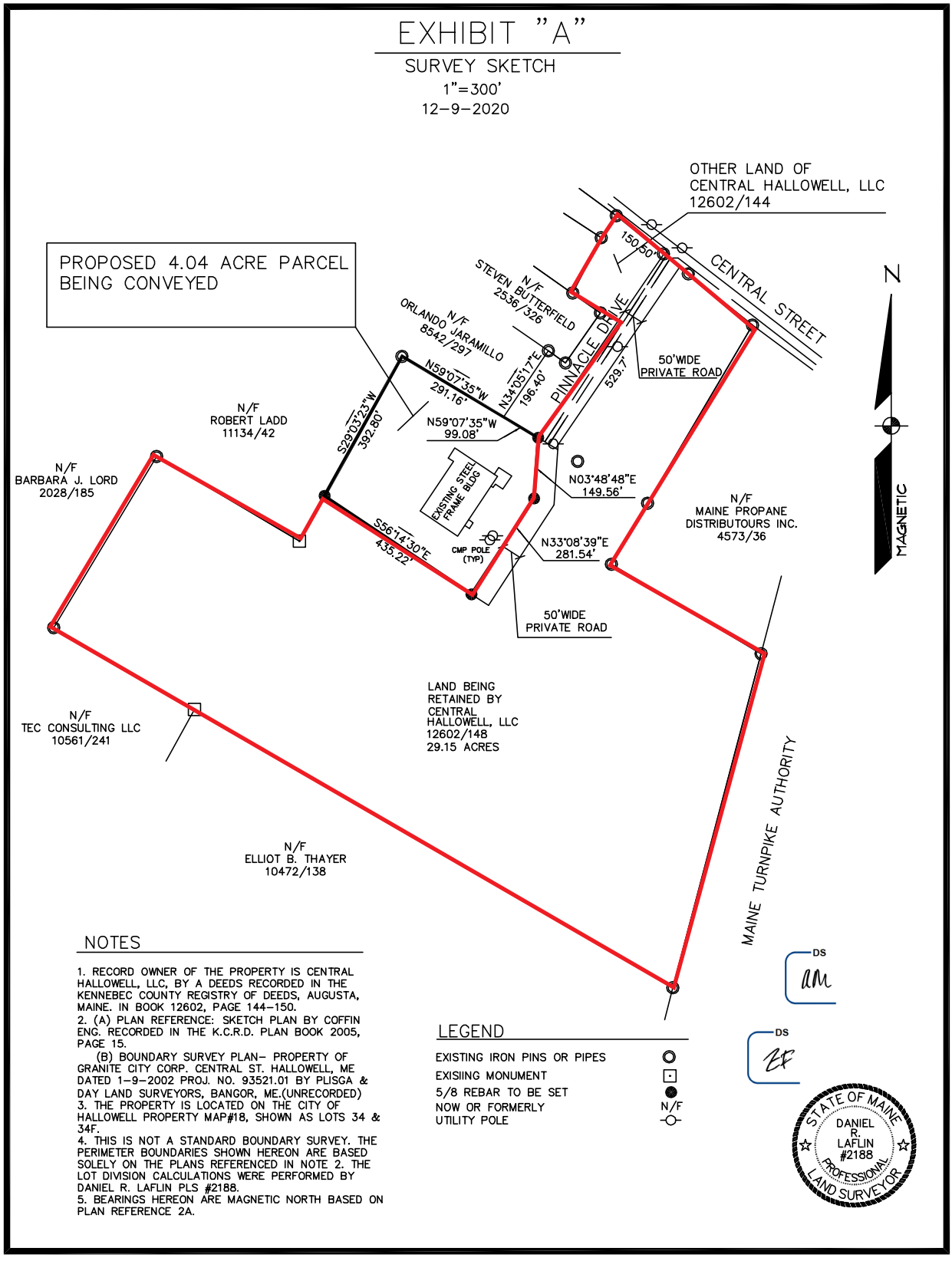
21 PINNACLE DR - HALLOWELL
SITE PLAN



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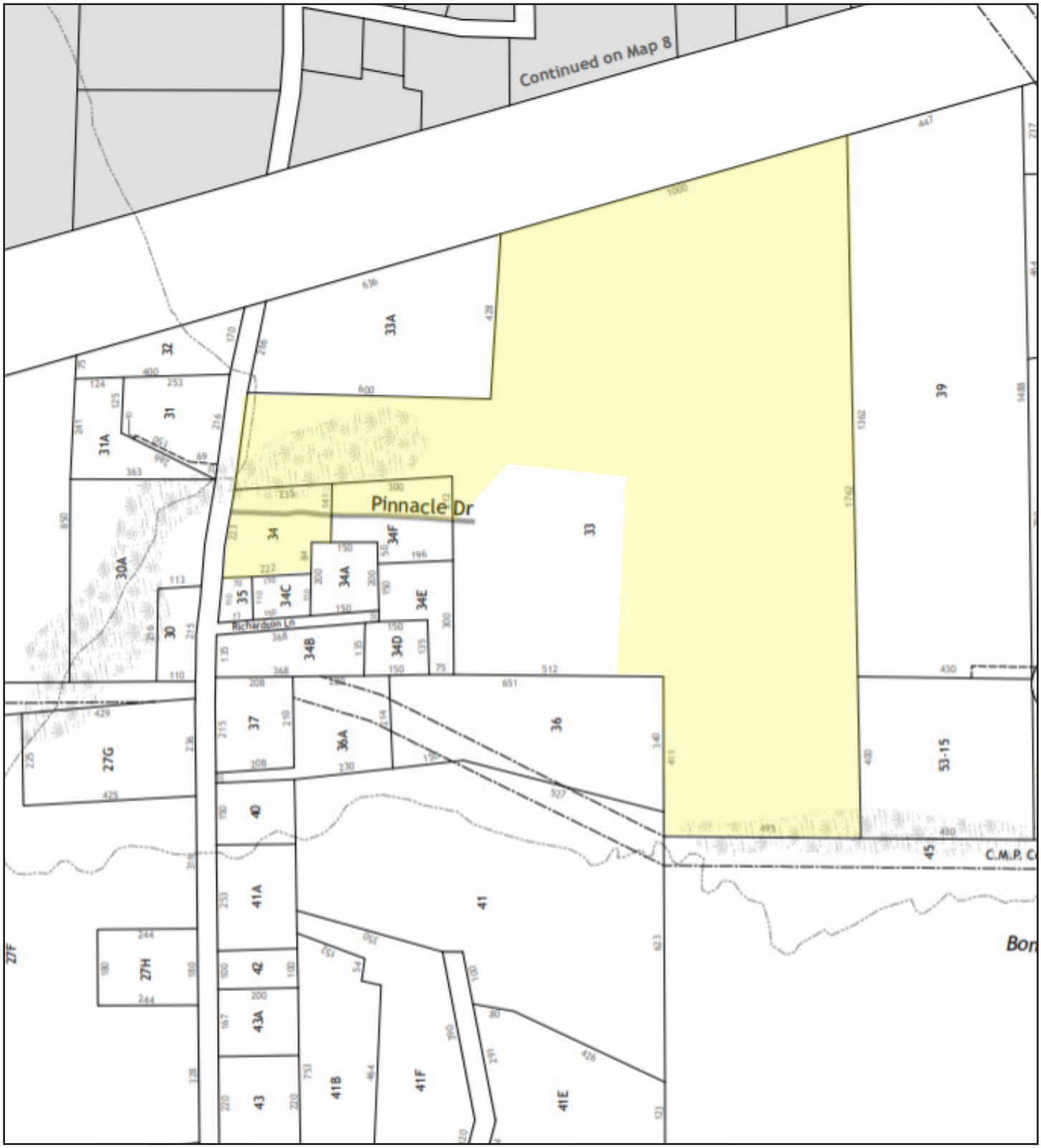
21 PINNACLE DR - HALLOWELL
TAX MAP



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DIVISION D - BUSINESS C DISTRICT (BC)

SECTION 9-371 PURPOSE (BC)

To provide for a variety of moderate commercial and business uses which generate low-traffic flow and are subject to exterior design standards which are compatible with the surrounding rural character. Entry to these BC zones shall be on either side, limited to a single road extending generally south and north from Winthrop Street or Central Street. A 50-foot Buffer Zone shall be required along the easterly edge of the BC zone that is east of the Turnpike.

[Derivation: Ordinance No.: 03-12, Effective: September 18, 2003; Ord. No. 12-10, eff. 10/19/2012]

SECTION 9-372 DESCRIPTION (BC)

The Business C District (BC) shall generally include the land west of the Maine Turnpike, east of Bombahook Stream, south of Winthrop Street and including the former BB District south of Central Street and including the Vaughan lot south of former BB District. In addition the BC District includes the land adjacent to and immediately east of the Turnpike north of Winthrop Street to the Augusta line and south of Winthrop Street extending to the State of Maine parcel. This portion BC District east of the Turnpike shall be limited to 650 feet from the Turnpike Right of Way except that it shall include all of Lot 1E on Tax Map 2.

The boundaries of the Business C District (BC) are shown on the Official Zoning Map.

[Derivation: Ordinance No.: 03-12, Effective September 18, 2003; Ord. No. 09-09, Effective December 17, 2009; Ord. No. 12-01, eff. 1/19/2012; Ord. No. 12-10, eff. 10/19/2012]

SECTION 9-373 (Reserved)

SECTION 9-374 CONDITIONAL USES (BC)

1. Business and Professional Offices;
2. Community Centers;
3. Churches, Parish Houses, Rectories, Convents;
4. Controlled Environment Agriculture (CEA);
5. Essential Services;
6. Financial Institutions;
7. Indoor Marijuana Cultivation Facilities;
8. Marijuana Products Manufacturing Facilities;
9. Marijuana Testing Facilities;
10. Nursing Homes, Continuing Care Facilities, and Residential Care Facilities;
11. Public Utilities.

[Derivation: Ordinance No.: 03-12, Effective: September 18, 2003; Ord. No. 12-10, eff. 10/19/2012; Ord. No. 18-15, eff. 11/23/2018; Ord. No. 20-03, eff. 02/20/2020]

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SECTION 9-375 NON-PERMITTED USES (BC)

Any use not permitted in Section 9-374 above.

[Derivation: Ord. No. 12-10, eff. 10/19/2012]

SECTION 9-376 DIMENSIONAL REQUIREMENTS (BC)

The following dimensional requirements apply to the uses allowed in this District, including the expansion of existing uses, the conversion of one use to another use, and new uses.

1. Minimum Land Area, in square feet

   A. Commercial, all other (per use) 90,000

2. Minimum setback from street right-of-way 40 feet

3. Minimum side, rear yards, 25 feet, or the height of the building, whichever is greater. Any commercial/business lot that abuts a residential zone shall have a 50 foot landscaped setback from the residential zone.

4. Minimum street frontage: 300 feet on a public or private road.

5. Minimum lot depth: 300 feet.

6. Maximum building height: 35 feet. The maximum height may be increased to reflect a uniform height of existing buildings along the street. This shall be calculated by obtaining the average height of buildings found next to both sides of the property, along the same side of the street for a distance of at least 200 feet in each direction as measured from the side property line. The building height may be increased to the average height; however in no case shall it be more than 8 feet higher than the buildings abutting the property.

7. Minimum shore frontage: 300 feet.

8. Minimum shore setbacks from normal high water mark: 75 feet.

[Derivation: Ordinance No.: 03-03, Effective March 21, 2003; Ordinance No.: 03-12, Effective: September 18, 2003; Ord. No. 11-02b, eff. 8/18/2011; Ord. No. 12-10, eff. 10/19/2012]

SECTION 9-377 PERFORMANCE STANDARDS (BC)

Permitted and Conditional Uses allowed in this district shall be subject to the performance standards contained in Subchapter VI of this Chapter.

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Revised Code of Ordinances, City of Hallowell (1997)

In addition to the requirements of Section 9-376, any new principal building shall conform to the following design standards. The modification of any existing building that increases the building footprint or the gross floor area of the building existing as of April 1, 2012 by more than fifty percent (50%) shall conform to these design standards to the extent practical as determined by the Planning Board:

1. Maximum building footprint – The total area of the site covered by the building (or the building footprint) shall be not more than fifteen thousand (15,000) square feet.

2. Maximum gross floor area – The sum of the usable area of all of the floors in the building that is enclosed within the exterior walls of the building shall be not more than twenty-five thousand (25,000) square feet.

3. Parking lot location – Any parking lot with space for five (5) or more vehicles must be located to the side or rear of the building so that any parking space is further from the front property line than the front wall of the principal building.

4. Streetscape buffer strip – A vegetated buffer strip shall be established and maintained along the property line(s) adjacent to any public street. The buffer strip shall be at least twenty (20) feet in width on the lot. The buffer shall extend the full width of the lot except where it is crossed by driveways, sidewalks, or utilities. The buffer strip should be designed to enhance the character of the building and to visually separate the building and parking from the street. The strip must be improved with landscaping or natural vegetation and may include pedestrian amenities that are hardscape.

5. Zoning District buffer strip – A vegetated buffer strip shall be established along the eastern boundary of the BC District. The buffer strip should be designed to enhance the character of the development and to visually separate and screen the development from adjacent land and buildings that are outside of the BC District. The strip must be improved with landscaping or natural vegetation and may include berms, fencing, stone walls, or similar features to enhance the appearance and function of the buffer.

6. Vehicular access across municipal boundary – No public or private road or access drive shall be established that allows vehicular access to or from the land within the BC District to land within the City of Augusta except for controlled or gated accesses to provide for emergency or utility vehicle or landowner travel across the boundary.

[Derivation: Division D added by Ord. No. 98-1, 5/21/98, and amended by Ord. No. 00-10, Eff. 7/20/00; Ord. No. 12-10, eff. 10/19/2012]

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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:

- √ 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.

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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
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