

LOTS 9 & 10 ENTERPRISE DRIVE - ARUNDEL COMMERCIAL LAND OFF ROUTE ONE FOR SALE



TYPE: COMMERCIAL LAND

ACREAGE: 3.04+/- ACRES

ZONING: BI - BUSINESS INDUSTRIAL

FRONTAGE: 187+/- FT

TRAFFIC COUNT: 10,880 AADT19 (ROUTE ONE)

JUST OFF BUSY ROUTE ONE

RECENT ECONOMIC GROWTH AREA

CONVENIENT TO KENNEBUNK & BIDDEFORD

TERRIFIC DEVELOPMENT OPPORTUNITY

SALE PRICE: \$275,000



For more information contact:

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





LOTS 9 & 10 ENTERPRISE DRIVE PROPERTY DETAILS

OWNER	DAC Properties 3, LLC
PROPERTY TYPE	General Commercial
BEST OR CURRENT USE	Industrial
ZONING	BI - Business Industrial
ACREAGE	3.04+/- Acres
PARKING	None
TAXES/YEAR	\$2,771 (2024)
BOOK/PAGE	18840/160
MAP/BLOCK/LOT	012/008E/9 & 10
ASSESSED VALUE	\$163,000
ROAD FRONTAGE	187+/- Ft
TRAFFIC COUNT	10,880 AADT19 (Route One)
ELECTRIC	Available at street
SEWER	Private; septic needed
WATER	Private; well needed
EASEMENTS	Utility
SITE WORK DONE	Yes - surveys and soil tests available upon request

OVERVIEW

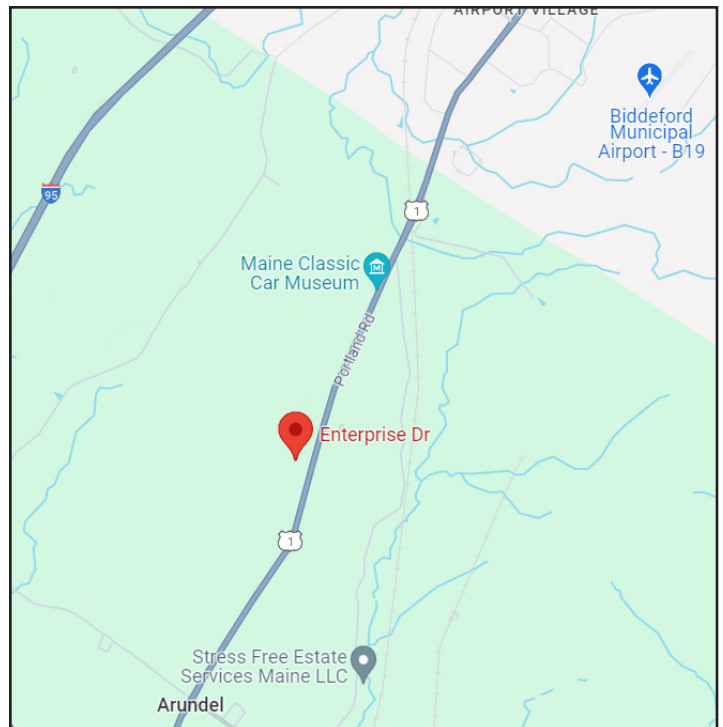
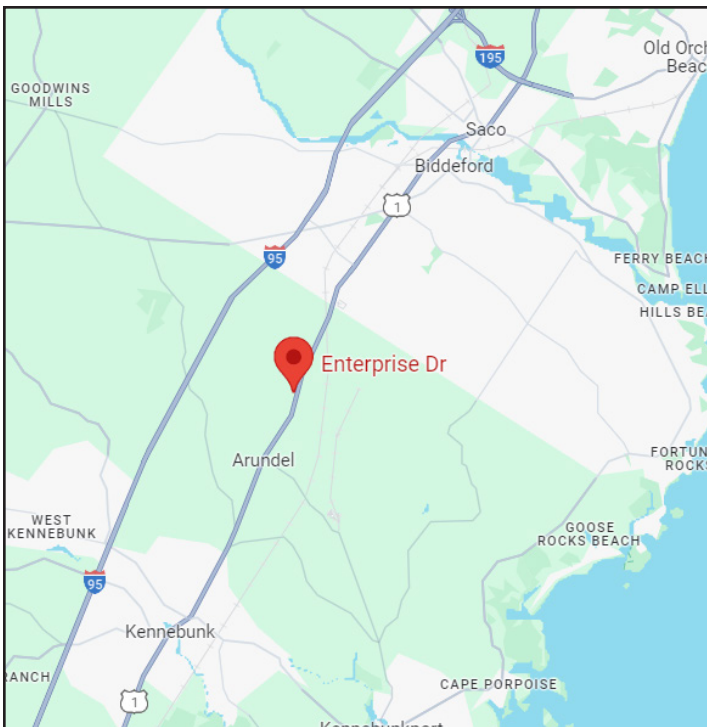
Excellent opportunity to join a thriving business park consisting of Bruce’s Auto Garage, Northeast Coil HVAC, and Stickman Dialysis. Establish your next business HQ or industrial condos in Arundel just off busy Route One, offering excellent exposure and high traffic everyday. Easy access to I-95, local restaurants, retail stores, and more. Quiet natural setting just minutes to downtown Biddeford, Arundel, and Kennebunk. One of the fastest growing communities in Maine, Arundel is a blend of visionary enterprises and rural charm. The Route One corridor is approximately 5 miles long and runs from Kennebunk in the south to Biddeford in the north.

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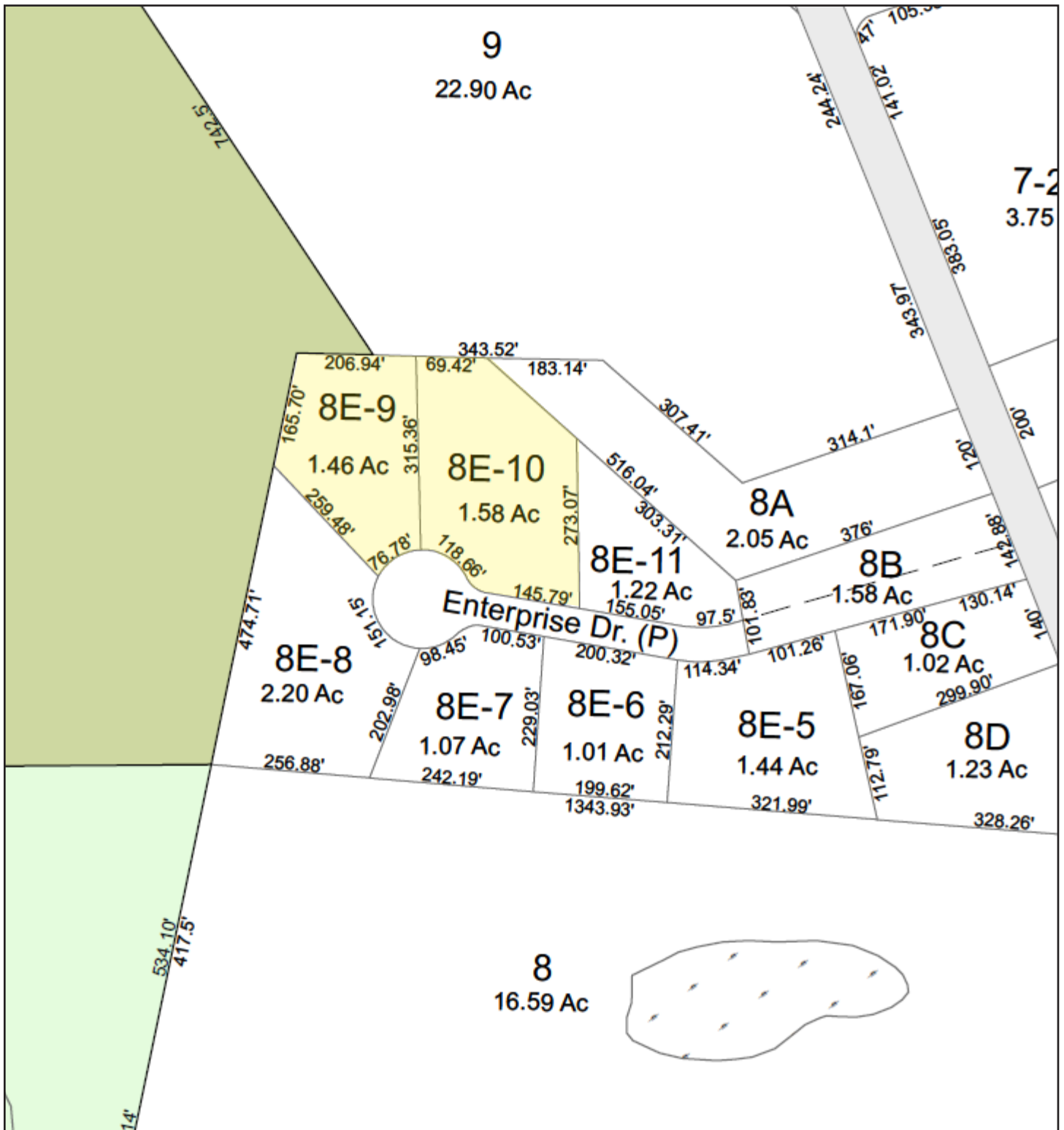


LOTS 9 & 10 ENTERPRISE DRIVE LOCATION INFORMATION



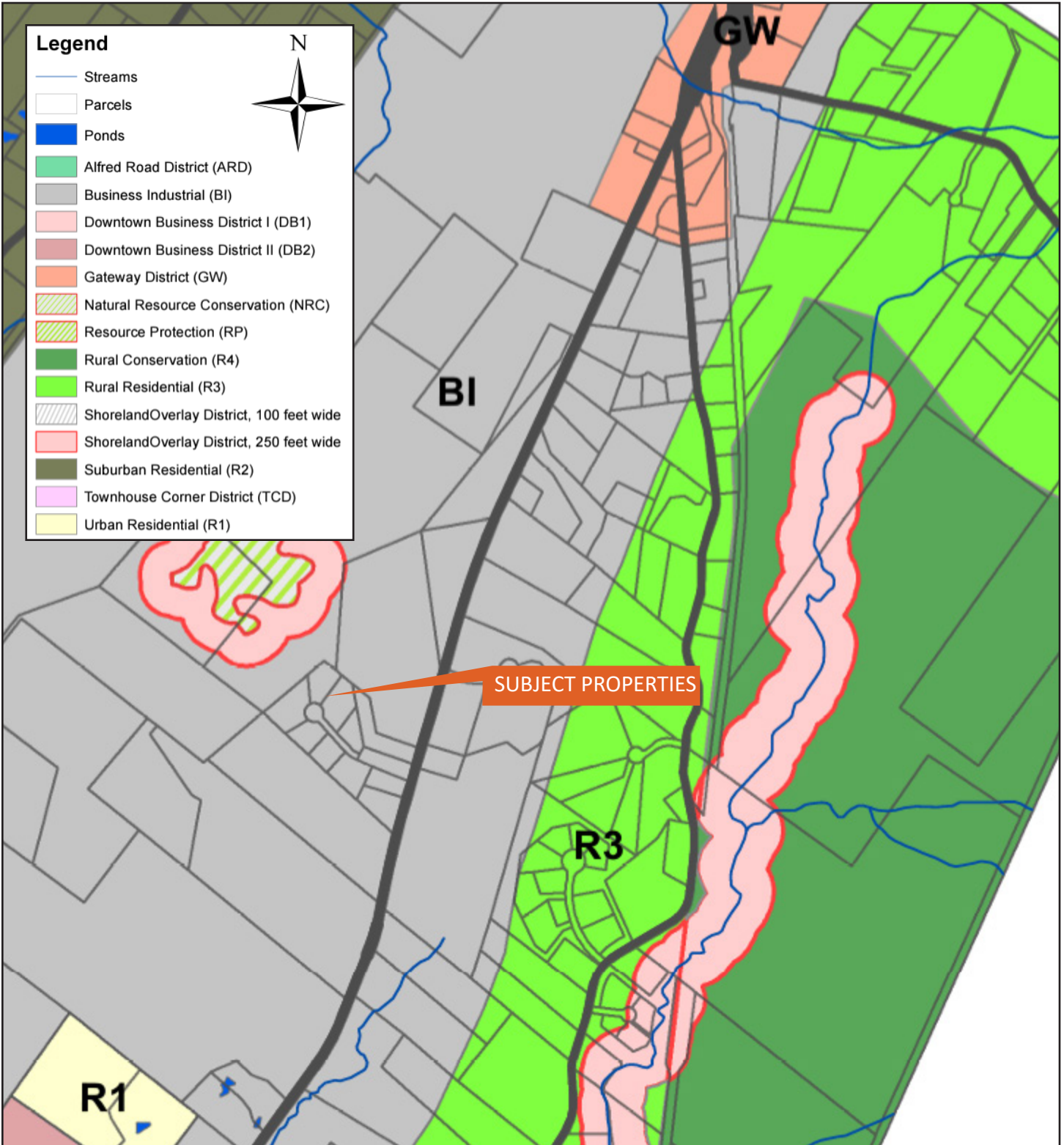
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6.6 BUSINESS/OFFICE PARK/INDUSTRIAL DISTRICT (BI)

The Business/ Office Park/Industrial District is established to as a district where the principal use of the land is for manufacturing, processing, treatment, research, warehousing, storage and distribution; excluding those uses where there is danger of explosions, chemical, radioactive, or biological contamination or other hazards to public health or safety.

6.6.1 PERMITTED USES

The following uses in the Business/Office Park/Industrial District are permitted, providing that the uses meet all applicable performance standards herein, and conform to all applicable State and Federal regulations regarding the storage, handling, processing of materials and the disposal of solid, liquid, gaseous, and radiation waste:

1. Accessory Buildings, Structures, or Uses
2. Accessory Apartments
3. Agriculture and aquaculture
4. Automobile service station
5. Commercial Services
6. Contractor Yard 1 & 2
7. Filling and earth moving activity of more than but less than 100 cubic yards
8. Garden centers
9. Lodging facilities excepting Boarding Houses
10. Manufacturing including low and medium impact manufacturing, exclusive of processes cited as Prohibited Uses
11. Medical facilities, hospitals, and veterinarian offices/hospitals
12. Museum
13. Personal services
14. Professional Offices
15. Public Facility
16. Retail
17. Restaurants and take-out restaurants
18. Theatres and playhouses
19. Garden centers
20. Timber harvesting, less than 40% basal area
21. Recreational Facility, Commercial and Passive
22. Recreational Rental
23. Warehousing
24. Wholesale distributors
25. Yard sale

6.6.2 CONDITIONAL USES

The Planning Board may authorize the following Conditional Uses:

1. Auto repair garage
2. Automotive and watercraft sales
3. Campgrounds
4. Churches
5. Clubs
6. Day Care Centers
7. Drive Thru Facilities
8. Equestrian Stable, *Commercial*
9. Filling and earth moving activities of more than 100 cubic yards
10. Fuel Storage and Distribution Facility
11. Golf Courses
12. Mineral Extraction Operations meeting the performance standards contained in Section 6.6.6.
13. Mobile Food Trucks and Mobile Food Trailers (Amended April 1, 2019)
14. Nursing home and congregate care facilities
15. Planned Mixed Unit Developments
16. Pet Day Care Facilities
17. Public Utility



Section 6: Land Use Districts

- 18. Seasonal Resorts
- 19. Self-Storage Facilities
- 20. Solid Waste Facility
- 21. Taverns, subordinate and accessory to a lodging establishment or golf
- 22. Timber harvesting, in excess of 40% basal area
- 23. Truck terminals
- 24. Residential uses, provided:
 - a. The residence is subordinate and accessory to a commercial permitted use listed in 6.6.1 and 6.6.2 and is occupied by the owner or caretaker
 - b. One single-family dwelling on a legally-conforming lot of record existing as of June 10, 2015.
 - c. Age-Restricted Residential development.

6.6.3 PROHIBITED USES (Amended June 12, 2019)

- 1. Automobile salvage yards
- 2. Distillation of bones, fat rendering, glue, soap, or fertilizer manufacture
- 3. Refining of petroleum or its products, including tar distillation
- 4. Coal distillation or coke ovens
- 5. Creosote production or treatment
- 6. Stockyards and animal slaughtering
- 7. Used tire storage not associated with an on-site processing and remanufacturing operation.
- 8. Adult business
- 9. Medical marijuana dispensaries

6.6.4. SPACE & BULK REQUIREMENTS FOR BI DISTRICT

Zoning Standard	Dimension
• Minimum Lot Size	1 acre
• Minimum Residential Lot Size	60,000 sf
• Minimum Lot Frontage	200 feet
• Minimum Lot Width	200 feet
• Maximum Lot Coverage	70 %
• Maximum Height: Principal Buildings & Garages	50 feet
• Maximum Height: Accessory Buildings, excluding garages	35 feet
• Minimum Front Yard Setback from Route 1	50 feet
• Minimum Front Yard Setbacks	30 feet
• Minimum Side & Rear Yard Setbacks	25 feet
• Minimum Setback from an abutting residential property (All non-residential uses abutting a conditional use residential property as permitted under Section 6.6.2.21 shall be exempt)	50 feet

DLN: 1002140167597

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that **MARROCCO ENTERPRISES, LLC**, a Maine limited liability company with a mailing address of 25 High Point Drive, Kennebunkport, ME 04046, for consideration paid, **GRANTS** to **DAC PROPERTIES 3 LLC**, a Maine limited liability company with a mailing address of 6 Apostolic Way, Biddeford, ME 04005, with **WARRANTY COVENANTS**, all of the Grantor's interest in real property commonly known as Lots 9 & 10 Enterprise Drive located in the Town of Arundel, County of York, and State of Maine, described more thoroughly as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.


Meaning and intending to convey the premises as described in a deed from Philip A. Chenevert to Marrocco Enterprises, LLC dated September 20, 2018 and recorded in the York County Registry of Deeds in Deed Book 17805, Page 443.

WITNESS my hand and seal this 15 day of October, 2021.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

MARROCCO ENTERPRISES, LLC



 member

WITNESS

By: Paul A. Marrocco
Its: Member

STATE OF MAINE
COUNTY OF York, ss.

October 15, 2021

Then personally appeared the above named Paul A. Marrocco in his capacity as Member of Marrocco Enterprises, LLC, and acknowledged the foregoing instrument to be his free act and deed in his stated capacity, and the free act and deed of the said Marrocco Enterprises, LLC, before me,



Notary Public
My commission expires

Maine R.E. Transfer Tax Paid

SCHEDULE A

Two certain lots or parcels of land situated in the Town of Arundel, in the County of York and State of Maine, and being Lots #9 and 10 as shown on plan entitled "Subdivision Plan, Phase II, Arundel Business Park, U.S. Route 1, Arundel, Maine" by Paul P. Gadbois, dated June 24, 2003, with latest revision date of June 3, 2004, and recorded in the York County Registry of Deeds in Plan Book 291, Page 34 (hereafter the "Plan").

Said lots are conveyed together with and subject to:

1. All notes, conditions, limitations, easements, restrictions and other state of facts shown on the aforesaid Plan, including the terms and conditions of subdivision approval granted by the Arundel Planning Board;
2. Terms and conditions of "Declaration of Covenants and Restrictions Regarding Road and Stormwater Drainage System Maintenance" for Arundel Business Park (Phase II) dated April 14, 2005 and recorded in the said Registry of Deeds in Book 14437, Page 146, and all of the covenants, conditions, restrictions, and reserved rights and easements set forth therein;
3. The right of ingress to and egress from said lots over the roads shown on said Plan (including the 50-foot-wide right-of-way designated "Enterprise Drive," running in a northwesterly direction from Route One through Phase I of the Arundel Business Park to the cul-de-sac in Phase II of the said subdivision, all as shown on the aforesaid Plan), and the right to connect with and to use all utility services located in said roads, in common with the Grantor and others to whom similar rights may be granted. No part of the fee of said roads is hereby conveyed.
4. Terms and conditions of Stormwater Management Law Findings of Fact and Order dated December 23, 2003 and recorded in the said Registry of Deeds in Book 13841, Page 323.
5. Easement to Central Maine Power Company and Verizon New England, Inc. dated July 11, 2005 and recorded in said Registry of Deeds in Book 14606, Page 894.



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.