

Development Opportunity
9-lot park offered for sale

The Town of West Bath is now offering a fully-approved, 9 lot industrial park off Kings Highway. The town road is completed with water and sewer to each lot and the lots are ready to be built on. The 9-lot park is being offered in its entirety or lots may be purchased individually from 1.5 to 5.47 acres.

All located within a short distance to U.S. Route 1 off Congress Avenue in Bath, the park is very convenient while providing some very affordable pricing.

This is an ideal opportunity for a local developer or entrepreneur. Call Kevin at 207-772-2422 for further details about the park.



KEVIN FLETCHER, CCIM

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kevin@malonecb.com

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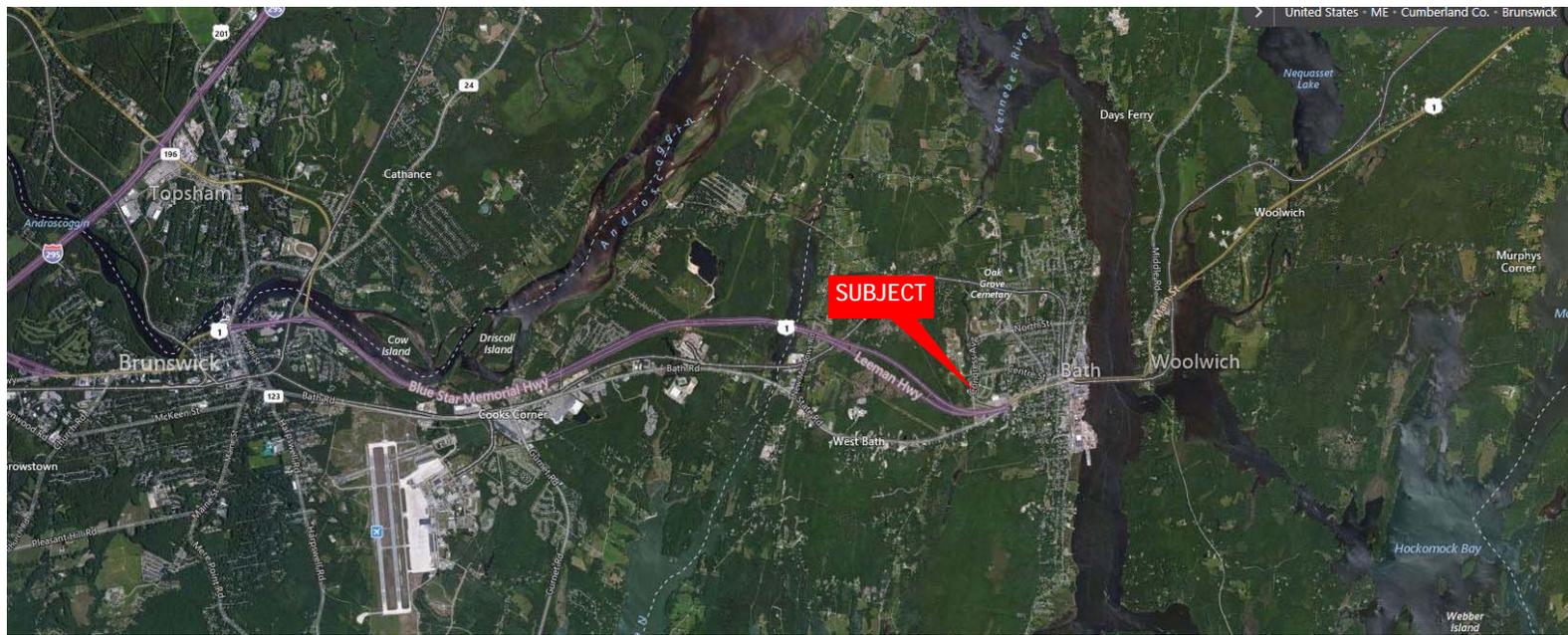
MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 main

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Area Statistics

30-MILE RADIUS

2016 Population: 413,340
 2016 Households: 177,498
 2016 Ave. Household Income: \$72,987

20-MILE RADIUS

2016 Population: 131,831
 2016 Households: 56,431
 2016 Ave. Household Income: \$76,743

10-MILE RADIUS

2016 Population: 54,391
 2016 Households: 23,658
 2016 Ave. Household Income: \$72,838

DAYTIME EMPLOYMENT

10-Mile Radius: 28,855
 20-Mile Radius: 62,106
 30-Mile Radius: 264,813

NUMBER OF BUSINESSES

10-Mile Radius: 2,729
 20-Mile Radius: 6,514
 30-Mile Radius: 21,765

Sources: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016; Employment and Businesses by Infographic, Esri forecasts



Nearby businesses include the Bath Shopping Center, Family Dollar, Walgreens, CVS, McDonald's, Shaw's, Roger's Ace Hardware, Residence Inn.



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OWNER:	West Bath Economic Development Corp.
TOTAL ACRES:	25.07± (see next page for lot summary)
ZONE:	UDP (Urban Development Park)
WATER & SEWER:	Public
MAP & LOT:	Map R-1, Lot 1, 2 and 15A
DEED:	Sagadahoc County Registry of Deeds Book 3101, Page 92
ASSESSED VALUE:	\$ 1,193,300.00 (2015-2016)
REAL ESTATE TAXES:	\$ 12,410.00 (2015-2016)
SALE PRICE:	\$ 200,000.00 (includes all 9 lots)
INDIVIDUAL LOTS SALE PRICE:	\$ 30,000.00 per useable acre

SPACE & BULK STANDARDS

Required:	Provided:
Zone: UDP Urban Development Park	Commercial and Industrial uses
Min. Lot Size: 1 acre	Lot Size: 1 acres +
*Road Setback: 50' (20' with buffer)	*Road Setback: 50' + (20' with buffer)
*Road Frontage: 100'	Road Frontage: 100' +
Setbacks:	Setbacks:
Rear = 35'	Rear = 35'
Side = 35'	Side = 35'

*SPACE & BULK STANDARDS TABLE FROM SUBDIVISION PLAN, SHEET C3 OF THE WEST
BATH WING FARM BUSINESS PARK PLAN SET*



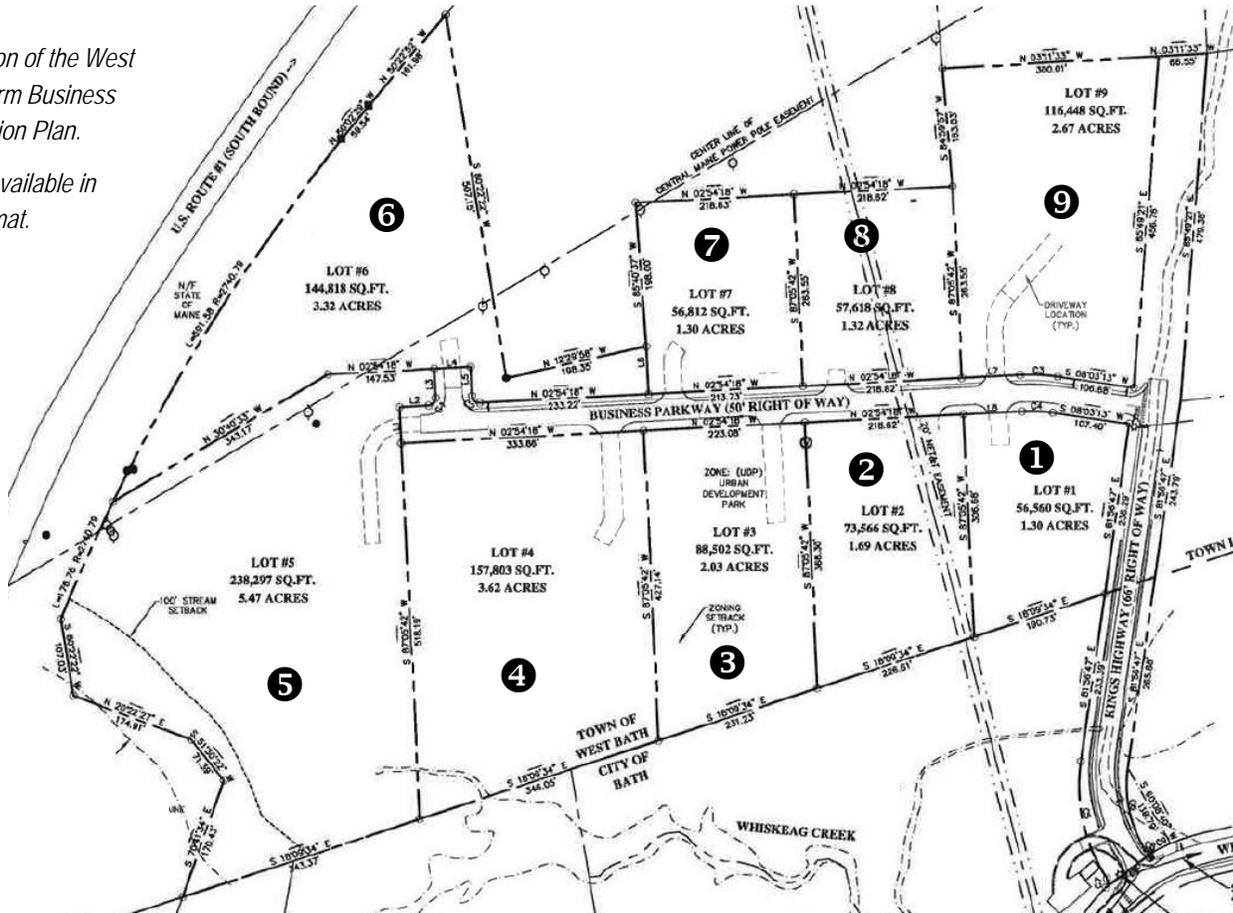
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This is a portion of the West Bath Wing Farm Business Park Subdivision Plan.

Full plan set available in electronic format.



LOT #:	1	2	3	4	5	6	7	8	9
SIZE ACRES:	1.30	1.69	2.03	3.62	5.47	3.32	1.30	1.32	2.67
SIZE SF:	56,560	73,566	88,502	157,803	238,297	144,818	56,812	57,618	116,448

UTILITY NOTES:

- 6 inch sprinkler line at each site
- 4 inch domestic line at each site
- Water provided by Bath Water District & Sewer (City of Bath Public Works)
- Electricity still needs to be run to the sites from intersection of Wing Farm Parkway (see aerial at right)



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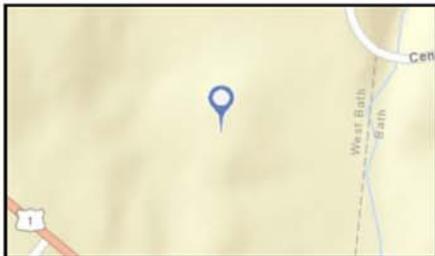
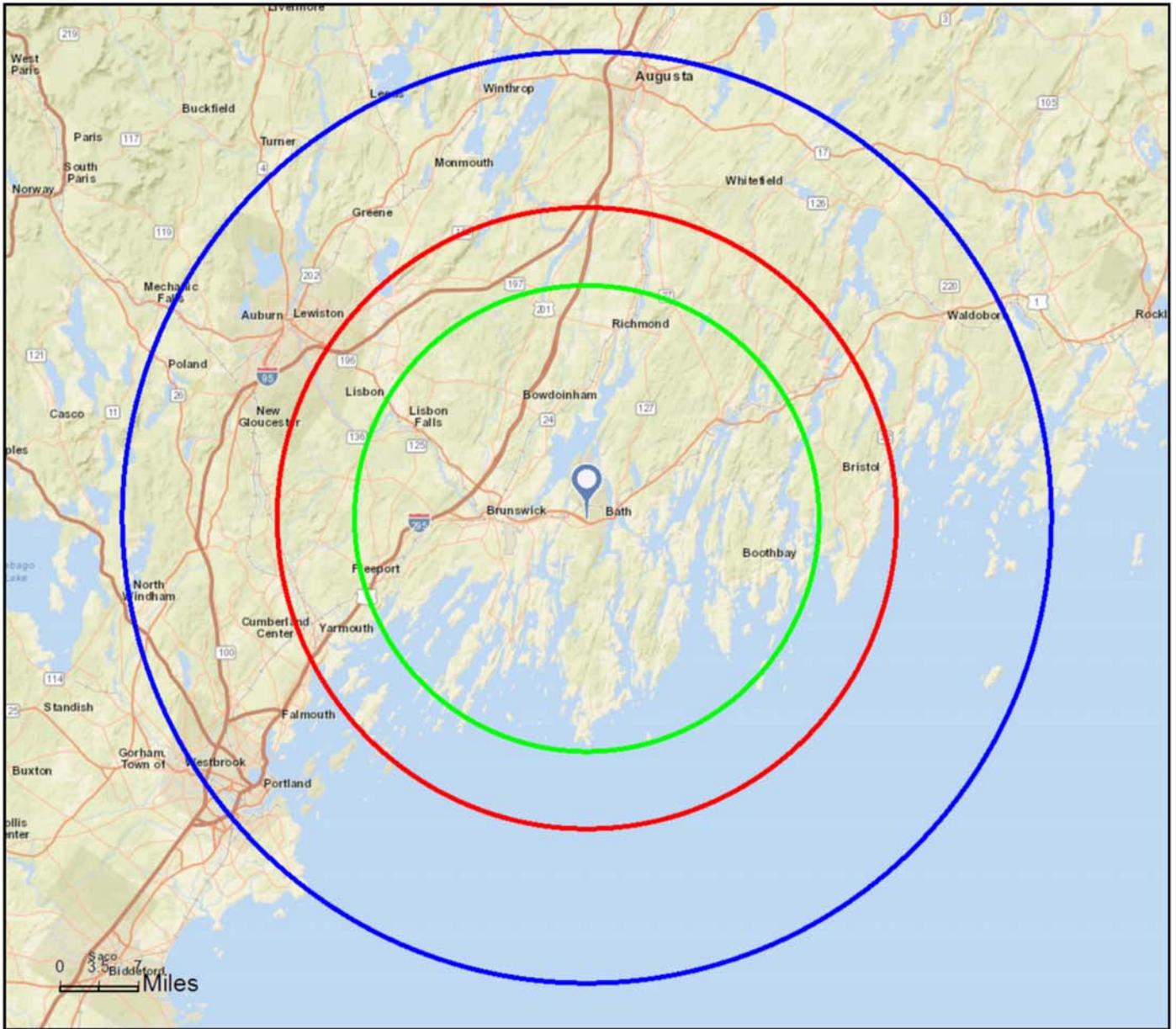
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Site Map

West Bath Wing Farm Bus. Park
34 Wing Farm Pkwy, West Bath Town of, Maine, 04530
Rings: 15, 20, 30 mile radii

Prepared by Esri
Latitude: 43.91114
Longitude: -69.83769



August 10, 2016