

# FOR LEASE

Industrial Flex Space

5,000± SF | \$12.00/SF MG



## 112 Pond Road, Bowdoinham

### Property Highlights

- *Shop/Flex Space*
- *Ample On-Site Parking*
- *Located just off I-295 Exit 37*



### Property Description

We are pleased to offer 5,000± SF of well-kept shop/flex space for lease at 112 Pond Road in Bowdoinham. The building has excellent visibility and is located just off I-295 Exit 37 in Bowdoinham's Village 2 district. The available space consists of two contiguous clear-span shop/warehouse bays with 12'6" clear height, and a modern front office space.

#### BROKER CONTACT

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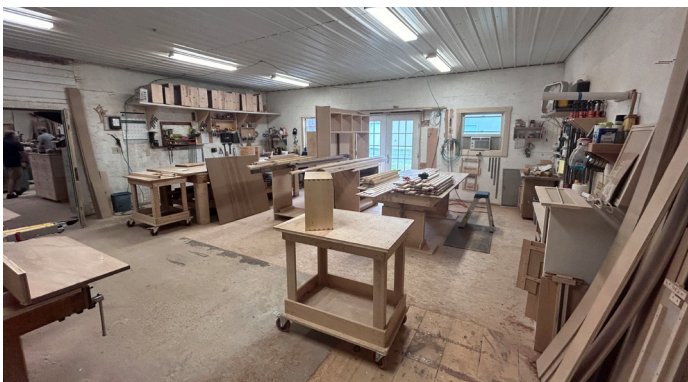


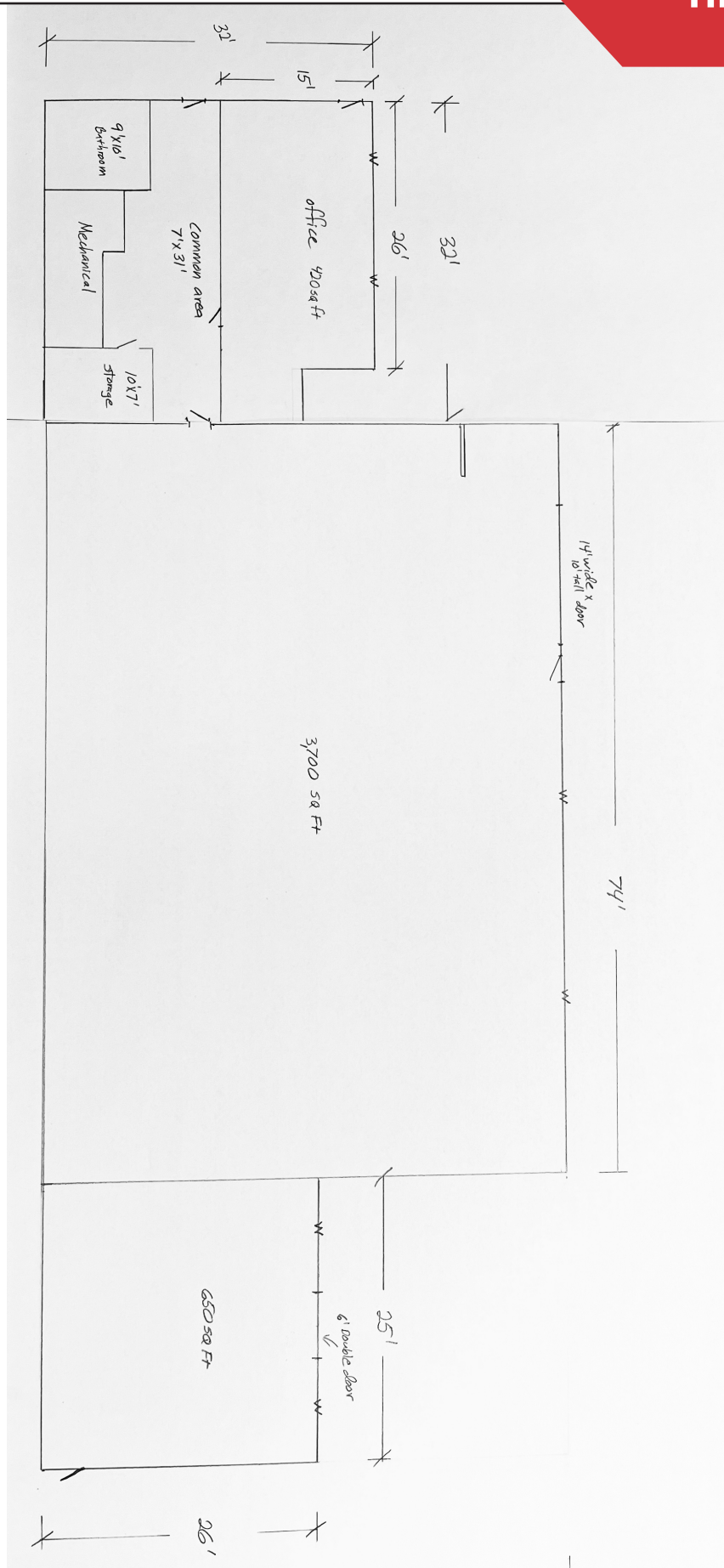


## Property Overview

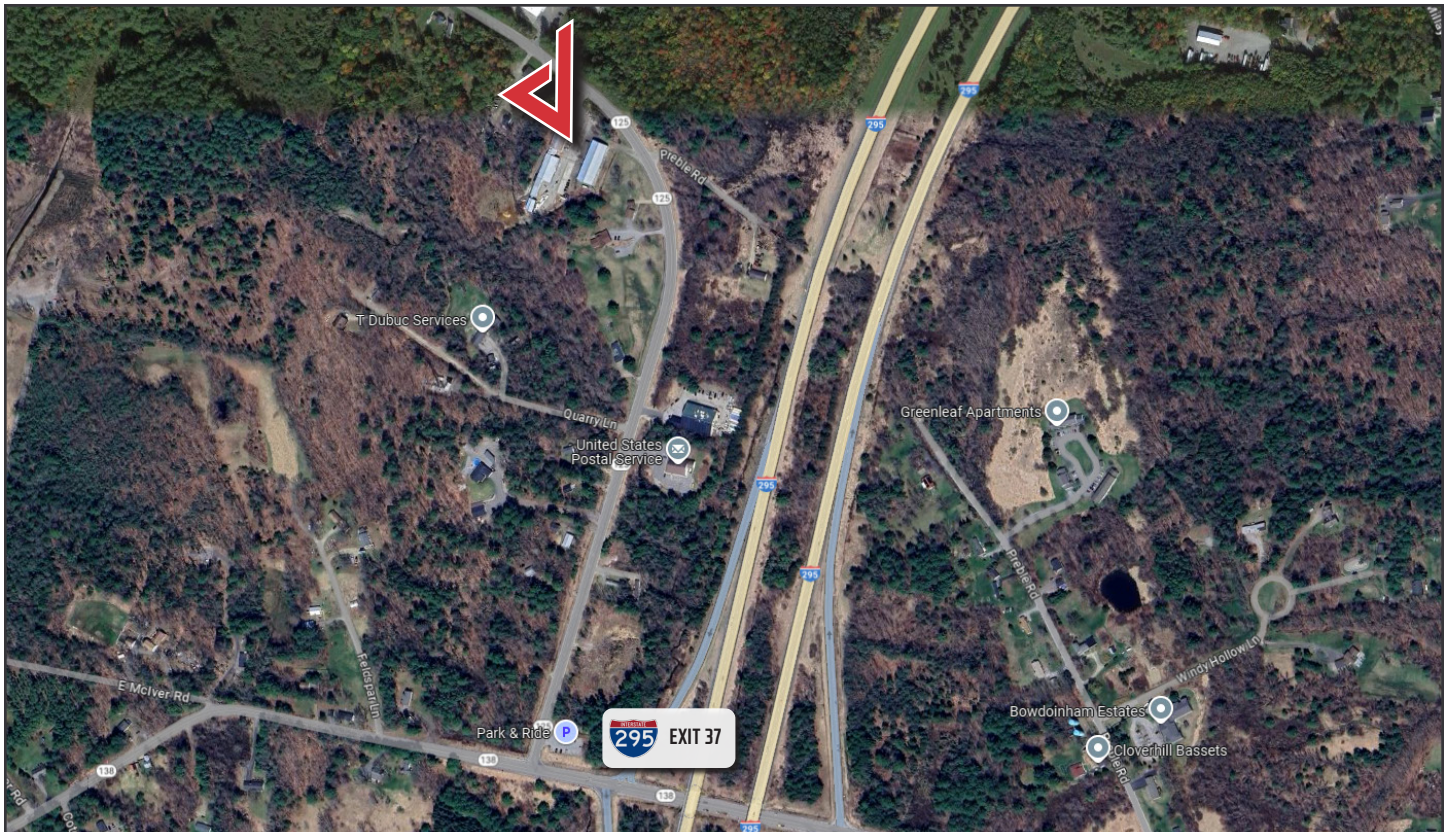
|                       |  |
|-----------------------|--|
| Owner                 | Libby Holdings, LLC  |
| Date Available        | Spring 2025  |
| Building Size         | 5,000± SF  |
| Lot Size              | 3.38± acres  |
| Space Breakdown       | Shop Space 1: 50' x 74' - Shop Space 2: 25' x 26'                |
| Zoning                | Village 2 District   |
| Assessor's Reference  | R02-63-F   |
| Building Construction | Wood frame   |
| Flooring              | Slab in shop, 12" c-tile in office                               |
| Utilities             | Separately metered heat and electric                             |
| Ceiling Height        | 12'6"  |
| Drive-in OHDs         | Shop Space 1: 14' wide x 10' tall - Shop Space 2: 6' double-door |
| Electrical            | Up to 400 Amps   |
| Lighting              | Strip fluorescent  |
| Bathrooms             | 2-piece restroom via front office                                |
| Parking               | 6-8 spaces   |

**FOR LEASE : \$12.00/SF MG**









The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.