

# FOR LEASE

## Industrial Flex Space

2,500 - 7,500± SF | \$10.00/SF MG



## 112 Pond Road, Bowdoinham

### Property Highlights

- *New Construction*
- *Ample On-Site Parking*
- *Located just off I-295 Exit 37*



### Property Description

We are pleased to offer 2,500 - 7,500± SF of newly constructed warehouse/flex space for lease at 112 Pond Road in Bowdoinham. Located within 10 minutes of Topsham/Brunswick just off Exit 37 of I-295, this property offers good quality construction and convenient access. The clear-span space features overhead drive-in-doors, separately metered heat and electrical, and a shared common area restroom. With its adaptable layout and prime location, this property is ideal for a variety of business needs.

### BROKER CONTACT

Bryan Plourde | [bryan@dunhamgroup.com](mailto:bryan@dunhamgroup.com)  
207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)



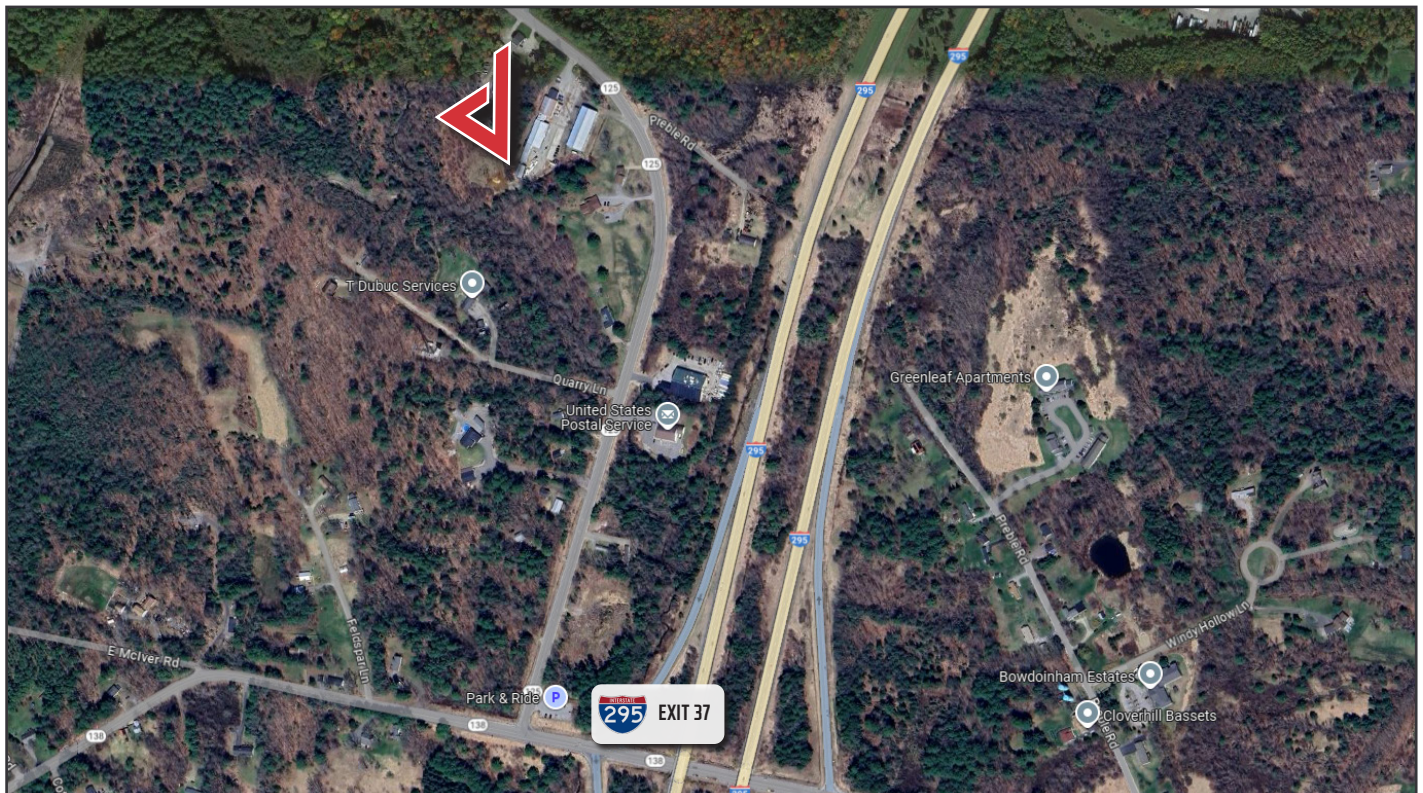
## Property Overview

Owner	Libby Holdings, LLC
Date Available	Immediately
Building Size	7,500± SF
Lot Size	3.38± acres
Zoning	Village 2 District
Assessor's Reference	R02-63-F
Building Construction	Wood frame
Flooring	Concrete slab
Utilities	Separately metered heat and electric, private well and septic
Ceiling Height	12'6"
Drive-in OHDs	Two (2) - One (1) 10' x 14' and One (1) 10' x 12'
Electrical	600 Amps
Lighting	LED, motion sensors
Bathrooms	In common
Parking	10-12 spaces

**FOR LEASE : \$10.00/SF MG | 2,500 SF at \$2,200/mo plus utilities  
5,000 SF at \$4,400/mo plus utilities | 7,500 SF at \$6,500/mo plus utilities**







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.