

FOR LEASE

Industrial/Storage Space

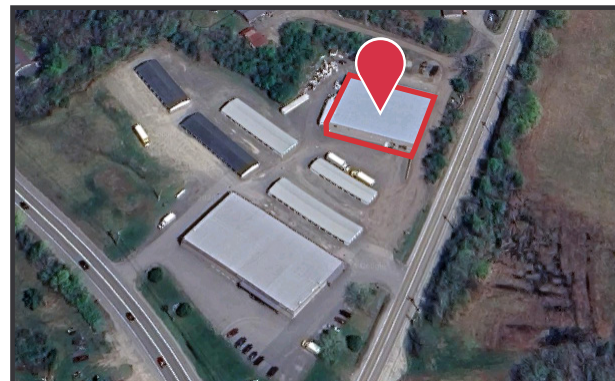
9,600± SF | \$8.50/SF NNN



14 Pond Road, Sidney, ME

Property Highlights

- 3± miles to I-95, Exit 113
- Covered storage
- Two loading docks
- Exterior laydown space



Property Description

We are pleased to offer 9,600± SF for lease in this newer construction stand-alone warehouse, just outside of Augusta. This property features two loading docks, an overhead door, support office space and ample outdoor storage (including 2,400 SF under cover).

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Property Overview

Landlord/Owner	Agren Sidney, LLC
Building Size	9,600± SF (120' x 80')
Space Breakdown	9,600± SF - Warehouse 1,200± SF - 1st & 2nd Floor Office (40'x30') 2,400± SF - Covered Storage
Lot Size	4.3± acres
Assessor's Reference	Map 072, Lot 052
Year Built	2017
Building Construction	Metal
Roof	Sloped-metal
Flooring	Slab on grade
Utilities	Septic & well
HVAC	Propane-fired ceiling blowers
Electrical	3-phase, 200 amp
Lighting	LED's
Ceiling Height	16-22' ±
Loading Docks	Two (2), 10' x 8', one with leveler
Drive-in OHD's	One (1), 14' x 14'
Sprinker System	None
Bathrooms	Currently none, can be installed

FOR LEASE : \$8.50/SF NNN Estimated NNNs : \$2.50/SF

