

FOR LEASE

Warehouse/Flex

1,400 - 4,500± SF



160 Royal Road, North Yarmouth

Property Highlights

- 1,400 - 4,500 SF Flexible Warehouse Space
- Drive-in Overhead Door
- Conveniently Located 10 minutes from I-295



Property Description

Rare warehouse/flex space available for lease at 160 Royal Road in North Yarmouth. Offering 1,400–4,500± SF available immediately, the space can be configured to accommodate a variety of business needs. Conveniently located just 10 minutes from I-295, the property offers excellent visibility and signage, an overhead door, and flexible lease terms. A unique opportunity for warehouse, flex, storage, or light commercial users.

BROKER CONTACT

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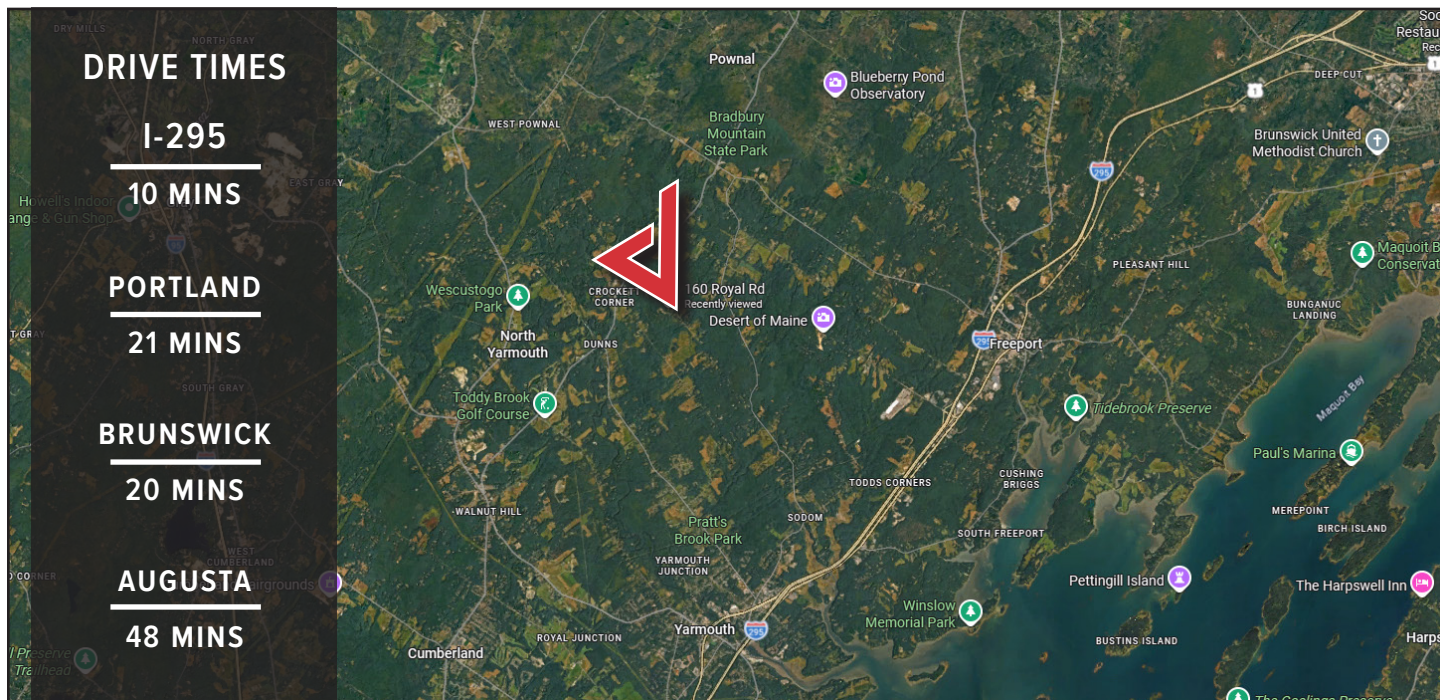
Property Overview

Owner	Six Rivers Properties, LLC
Building Size	20,544± SF
Lot Size	3.51± acres
Available Space	1,400 - 4,500± SF
Zoning	FF - Farm and Forest
Year Built	1960
Construction	Wood frame, metal roof and siding, concrete floors
HVAC	Propane and mini splits
Ceiling Height	10'±
Overhead Doors	One (1) 16' OHD
Electrical	2 Phase, 400 Amp, 220 Volt
Lighting	Fluorescent
Bathrooms	In-common
Parking	In-common (50+ spaces)

FOR LEASE : \$12.50/SF MG



A long, empty hallway with a concrete floor, white walls, and a drop ceiling with fluorescent lights. On the left, there are white storage cabinets and a wooden shelving unit. On the right, there are windows and a long wooden bench. A large, flexible, silver duct is visible in the foreground on the left.



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