

For Lease

Industrial/Flex

6,500± SF | \$9.00/SF NNN



17 Patrick Drive

Westbrook, ME 04092

Property Highlights

- Class-A Industrial Flex Space
- 18' Ceilings & 3 Loading Docks
- Ideally located just off I-95, Exit 47

Property Description

We are pleased to present for lease this Class-A industrial/flex space at 17 Patrick Drive in Westbrook. This is an ideal location just off I-95, Exit 47.

With a mix of showroom, office and industrial space, the flex unit can accommodate any number of industrial/office businesses. The space features central HVAC in the offices, 18' ceilings, three loading docks, and 3-phase power.



Broker Contact

Justin Lamontagne CCIM, SIOR

207.773.7100

justin@dunhamgroup.com

www.dunhamgroup.com

17 Patrick Drive

Property Overview

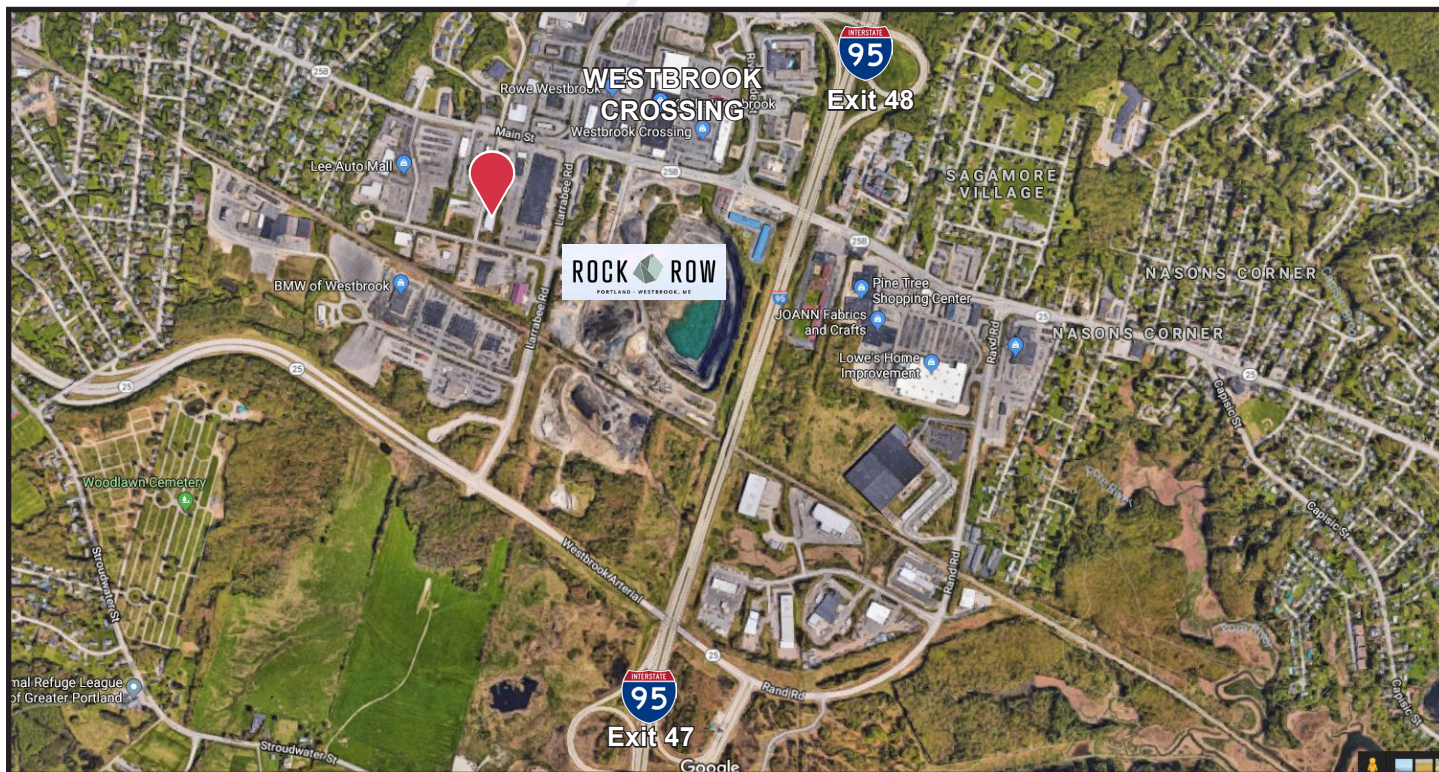
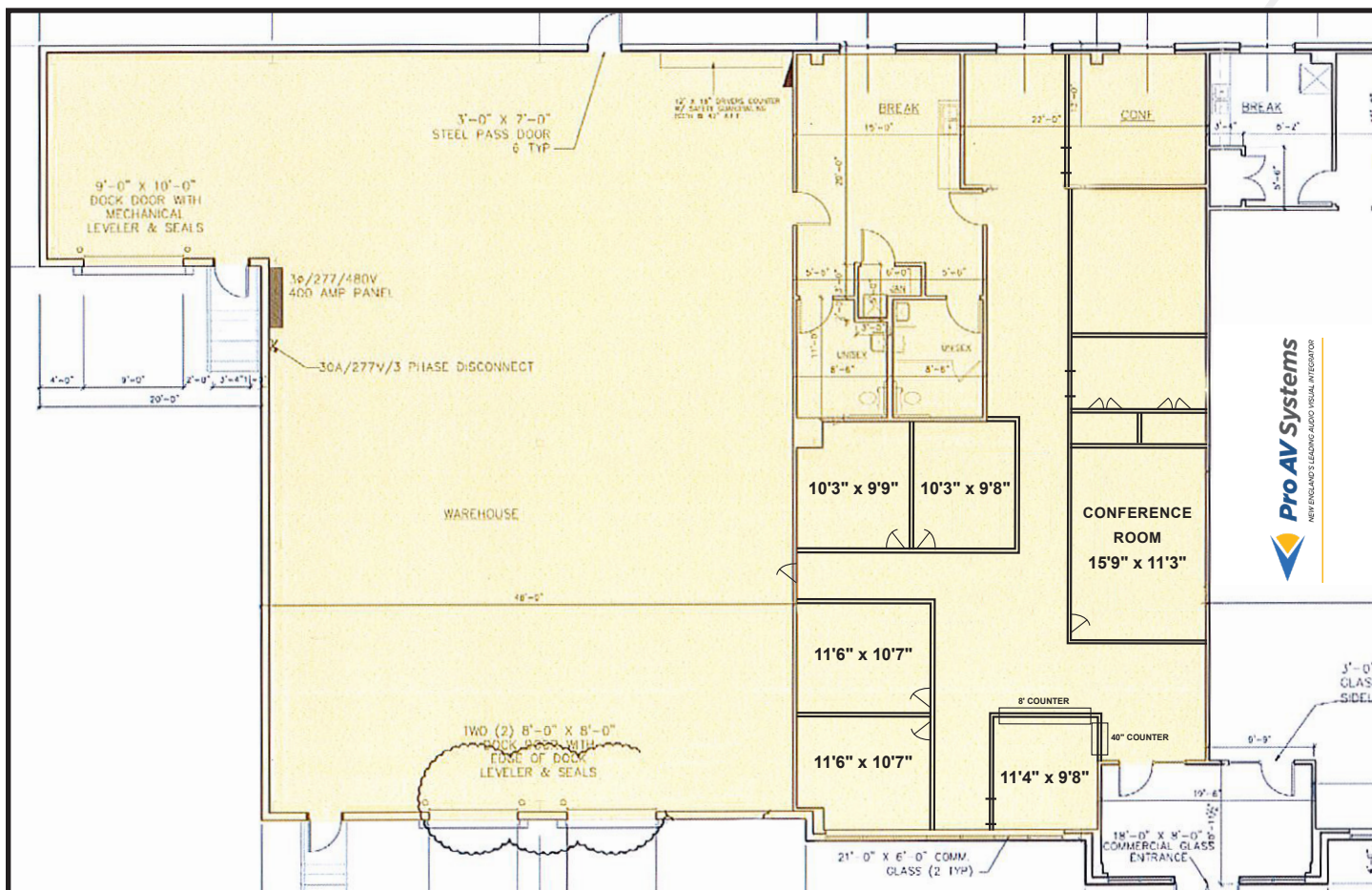
Owner	White Horse, LLC
Building Size	13,072± SF
Lot Size	1.51± acres
Available Space	6,500± SF
Space Breakdown	4,000± SF warehouse 2,500± SF office/showroom
Zoning	Gateway Commercial
Assessor's Reference	Map 042B, Lot 004C
Deed Reference	Book 34120, Page 0170
Year Built	2003
Building Construction	Prefab metal construction
Roof	Original, flat/tar
Siding	Metal
Flooring	Slab concrete
Utilities	Municipal water/sewer separately metered, natural gas and electricity
Ceiling Height	18'
Loading Docks	Three (3) - Two (2) 8'x10', One (1) 10'x10' with leveler
HVAC	Natural gas ceiling mounted blowers in warehouse, central HVAC in office
Electrical	3 Phase, 200 Amp power
Lighting	LED lights in warehouse
Sprinkler System	Yes
Bathrooms	Two (2)
Parking Spaces	2:1,000 available free and in-common

FOR LEASE : \$9.00/SF NNN
NNN Expenses: \$3.41/SF

17 Patrick Drive



17 Patrick Drive



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.