

For Lease  
**Industrial/Flex**

3,150 - 28,405± SF



# 18 Elm Plaza

Waterville, Maine

## Property Highlights

- Industrial Flex Space
- 18' Ceilings & 2 Loading Docks
- Ideally located just off I-95, Exit 35
- 3,150 - 28,405± SF

## Property Description

We are pleased to present for lease this Class-A industrial/flex space at 18 Elm Plaza in Waterville. This is an ideal location just off I-95, Exit 35. The space features 18' ceilings, two loading docks, bathrooms, and a small amount of office space.



## Broker Contact

**Charlie Craig**

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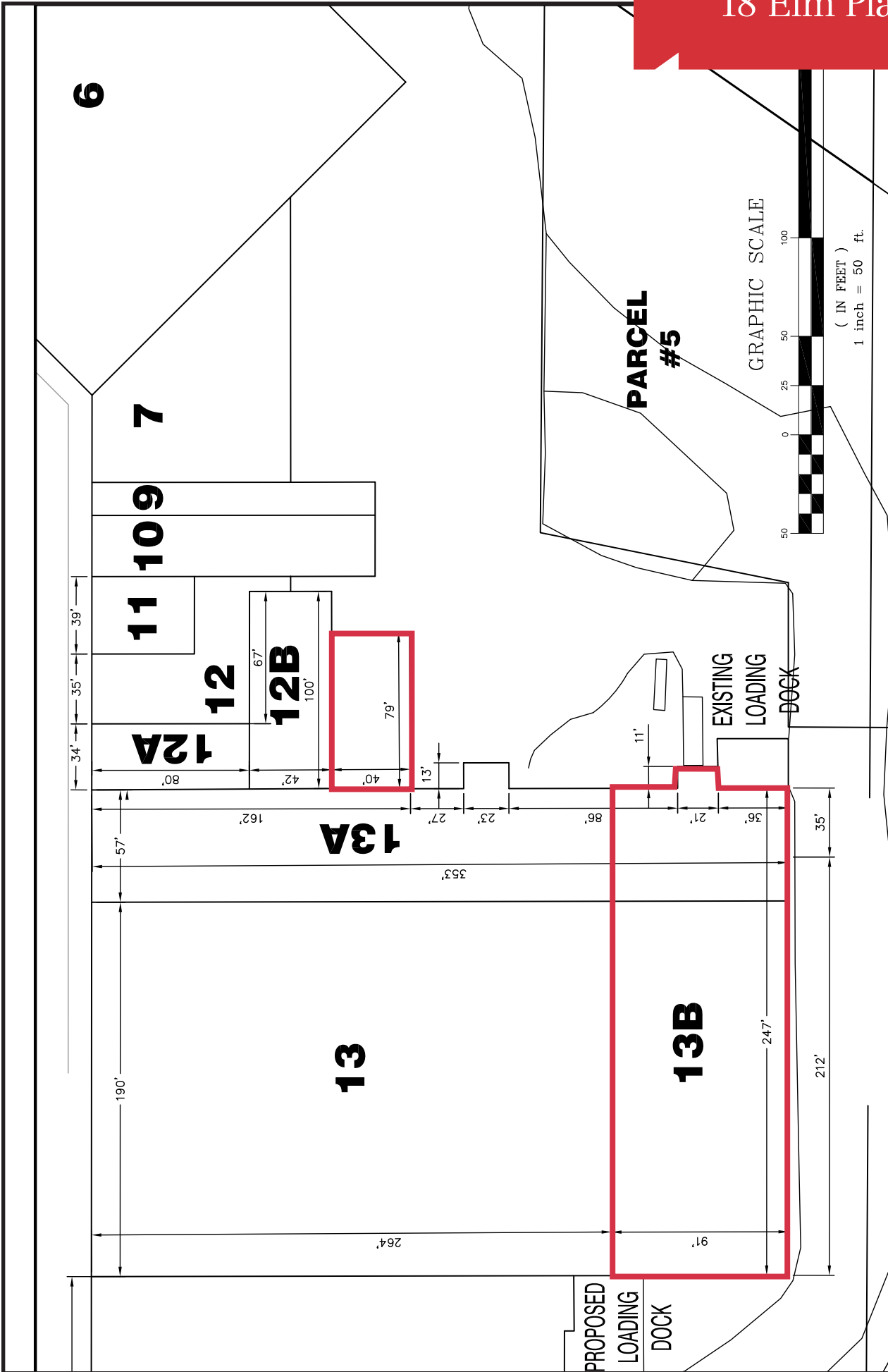
[www.dunhamgroup.com](http://www.dunhamgroup.com)

## Property Overview

Owner	Waterville Shopping Trust
Available Space	3,150 - 28,405± SF
Zoning	Commercial
Building Construction	Brick and block with steel framing
Roof	Rubber membrane
Flooring	Slab concrete
Utilities	Municipal water/sewer, natural gas
Ceiling Height	18'
Loading Docks	Two at dock height
HVAC	Natural gas ceiling mounted modine blowers
Electrical	3 Phase, 200 Amp power
Lighting	LED lights in warehouse
Sprinkler System	Yes
Bathrooms	Yes

**FOR LEASE : \$5.50/SF NNN**





<b>ELM PLAZA WATERVILLE, MAINE PARTIAL LEASE PLAN</b>		<b>C102</b>	<b>BY:</b> JAD	<b>REV:</b>	<b>FOR REVIEW</b>	<b>CES</b> Engineers • Environmental Scientists • Surveyors
<b>DWG:</b>	<b>JN</b> 11053.009	<b>DATE:</b> 01-31-2019	<b>APPROVED BY:</b> ACH	<b>REV DATE:</b>	<b>NOT FOR CONSTRUCTION</b>	
<b>SCALE:</b> 1:50			<b>CHECKED BY:</b> ACH	<b>ISSUE:</b>		
				<b>ISSUE DATE:</b> 01-31-2019		

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.