

# FOR LEASE

## Industrial/Warehouse Space

6,035± SF | \$10.00/SF NNN



## 185 Warren Avenue, Westbrook

### Property Highlights

- 3 drive-in bays
- 18' clear height
- Less than 1-mile from Maine Turnpike Exit 48
- Ample, on-site parking



### Property Description

We are pleased to offer 6,035± SF of warehouse space for lease at 185 Warren Avenue in Westbrook. Located less than one mile from Maine Turnpike Exit 48, the property features three 16' drive-in bays and 18' clear height and a central fire alarm system.

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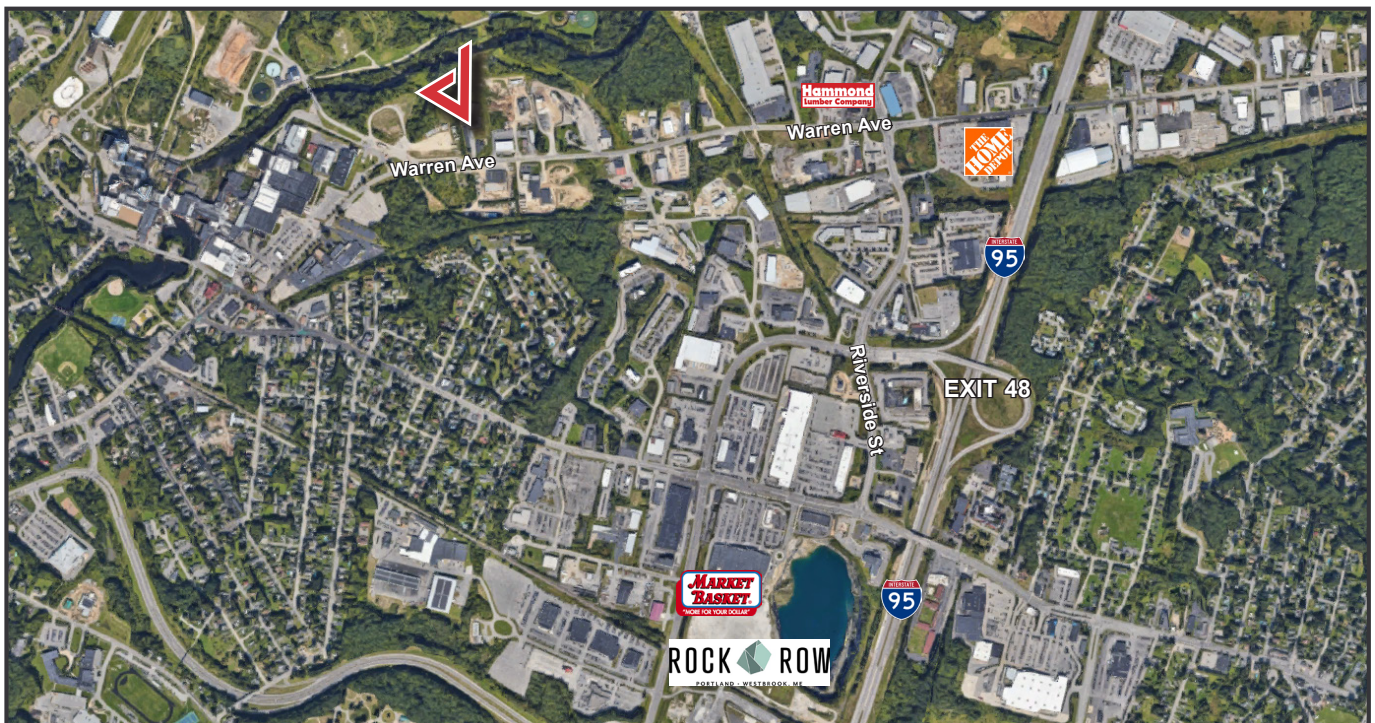


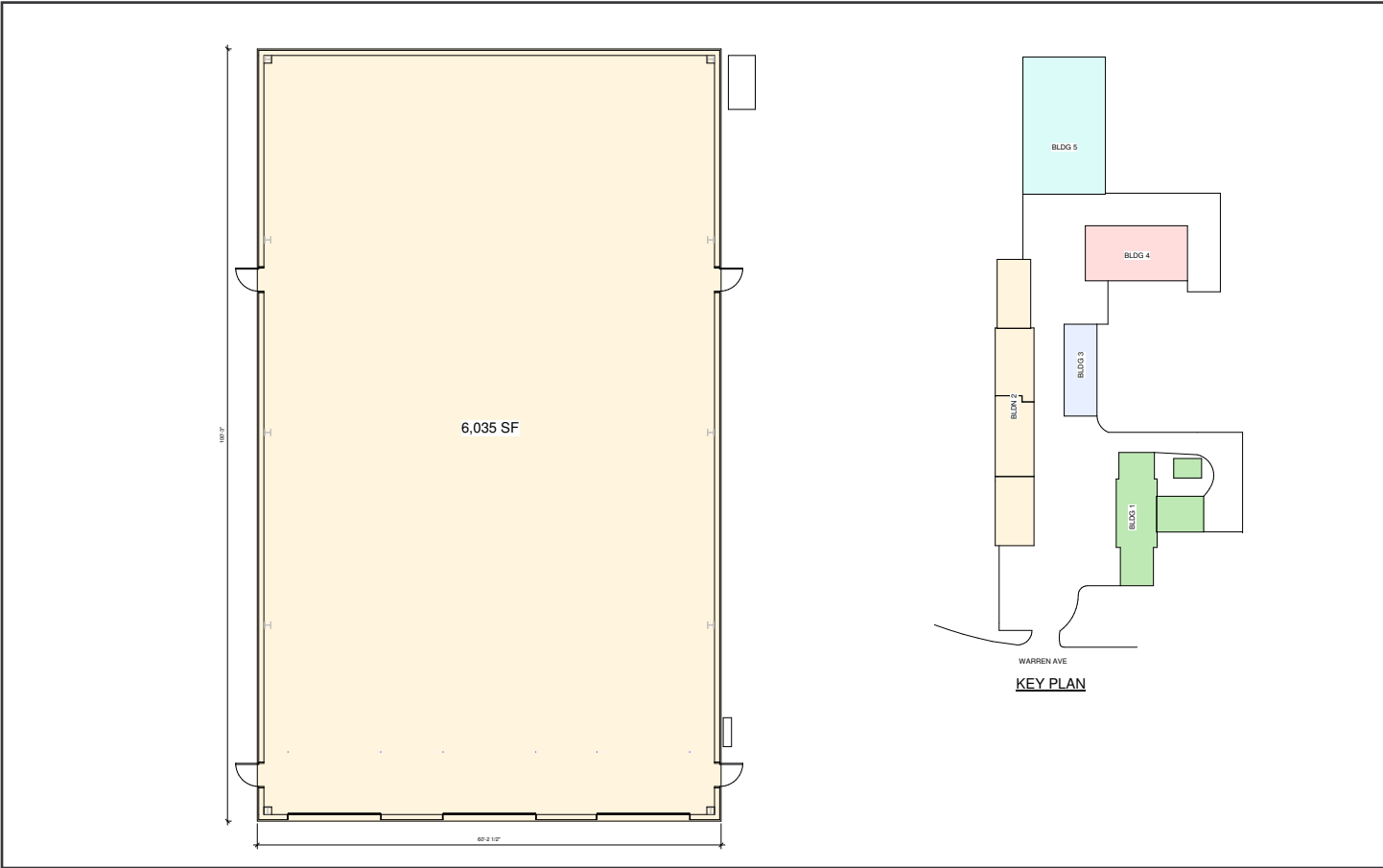


## Property Overview

Available Space	6,035± SF - Building dimensions 60' x 100'
Assessor's Reference	Map 046, Lot 001
Zoning	Industrial
Year Built	2020
Construction	Metal
Roof	Metal - pitched
HVAC	Forced hot air - propane, Two (2) ceiling mounted units
Utilities	Public water & septic, electric, cable
Electrical	200 amp service
Lighting	LED
Insulation	Fully insulated
Alarm System	Central fire alarm
Ceiling Height	20'
Clear Height	18'
Drive-in Bays	Three (3) - 12' x 16' overhead doors, motorized and insulated
Restroom	One (1)
Parking	Ample, on-site

**FOR LEASE : \$10.00/SF NNN - NNN's : \$3.26/SF**





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.