

# FOR LEASE

Flex/Cannabis Space

8,750± SF | \$7.00/SF NNN



## 20 Industrial Street, Waterville

### Property Highlights

- 8,750 SF of Flex Space
- Great Visibility & Access
- Turn-key Cannabis Production
- 3 Phase, 1000 Amp Overhead Service



### Property Description

We are pleased to offer 8,750± SF of flex industrial space for lease. The space is turn-key for cannabis production. Excellent location in the heart of Waterville's best retail area. Local retailers include Hannaford, Walmart Superstore, JC Penny and Home Depot. Good visibility from and excellent access to I-95. The site's 7± acres of land facilitate tons of parking/laydown area.



### Broker Contact

Charlie Craig

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## Property Overview

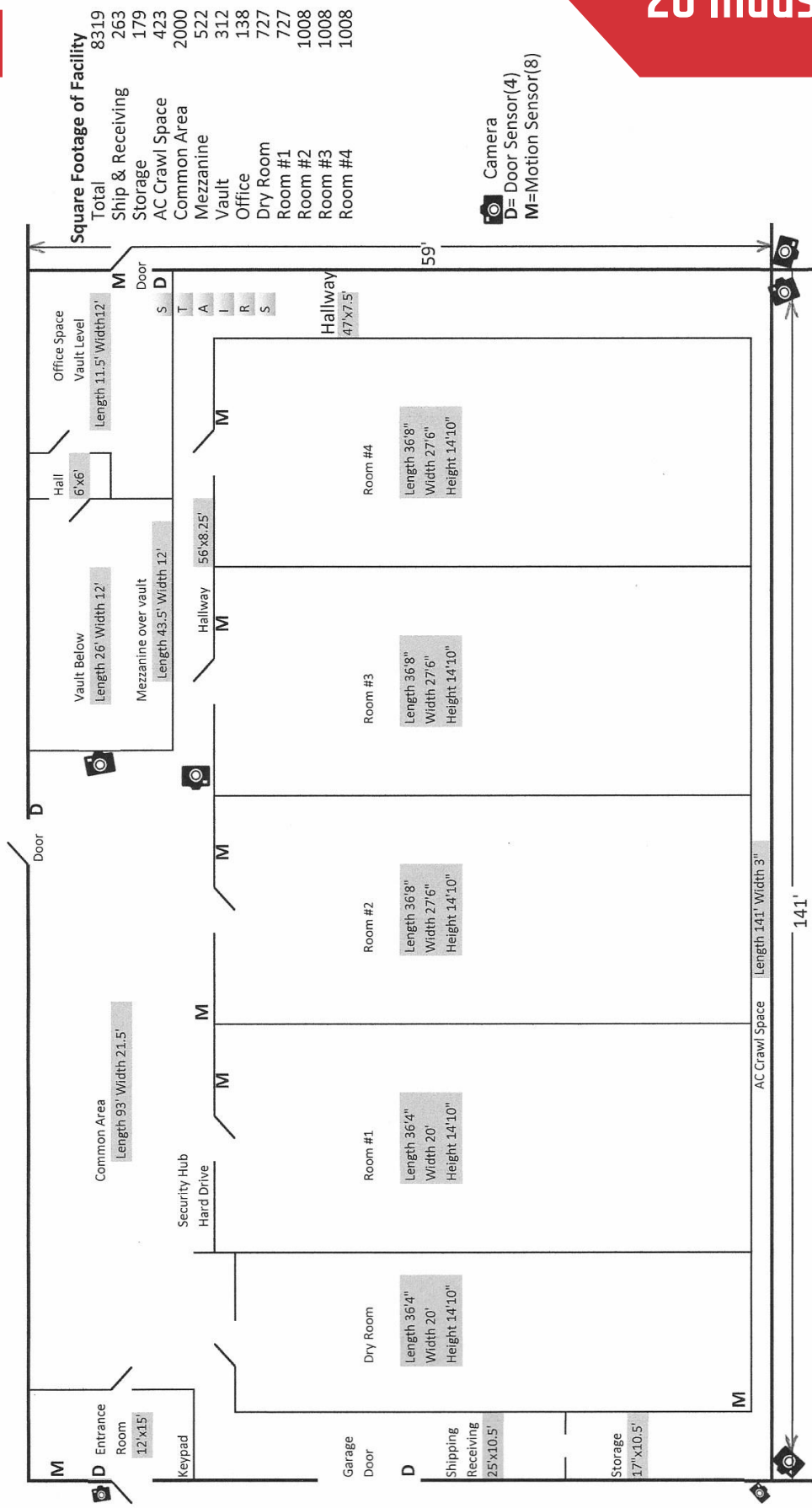
Building Size	39,000± SF
Lot Size	7± acres
Assessor's Reference	Map 62, Lot 9
Zoning	General Industrial and Retail
Available Space	8,750± SF
Lighting	Fluorescent
Flooring	Concrete
Loading Doors	1
Ceiling Height	14'±
Heat	Oil fired forced hot air
Electrical	Substantial electrical capacity
Utilities	Municipal water and sewer
Bathrooms	Yes
Parking	Abundant on-site
Roof	Tar 8 gravel

**FOR LEASE : \$7.00/SF NNN - NNN Expenses : \$2.20/SF**





8,750 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.