

FOR LEASE

Warehouse/Distribution/Cannabis Space

12,000± SF | \$9.75/SF NNN



234 First Flight Drive, Auburn

Property Highlights

- Cannabis cultivation/laboratory build-out
- 3-phase, 1200 Amp power
- 4.3 acres, ample parking
- ¼ mile from I-95, Exit 75



Property Description

We are pleased to offer for lease this 12,000 SF stand-alone industrial property in the Kittyhawk Industrial Park. Ideally located only ¼ mile from I-95, Exit 75, this building is well suited for any number of commercial businesses. Currently fit-up as a turn-key cannabis cultivation and laboratory, the building features 1200 Amp power, an overhead door at grade, a loading dock, efficient support office space, and multiple cannabis grow/lab upgrades including temperature control throughout. The property can be used as continued cannabis related uses, or converted back to traditional industrial uses.

Broker Contact

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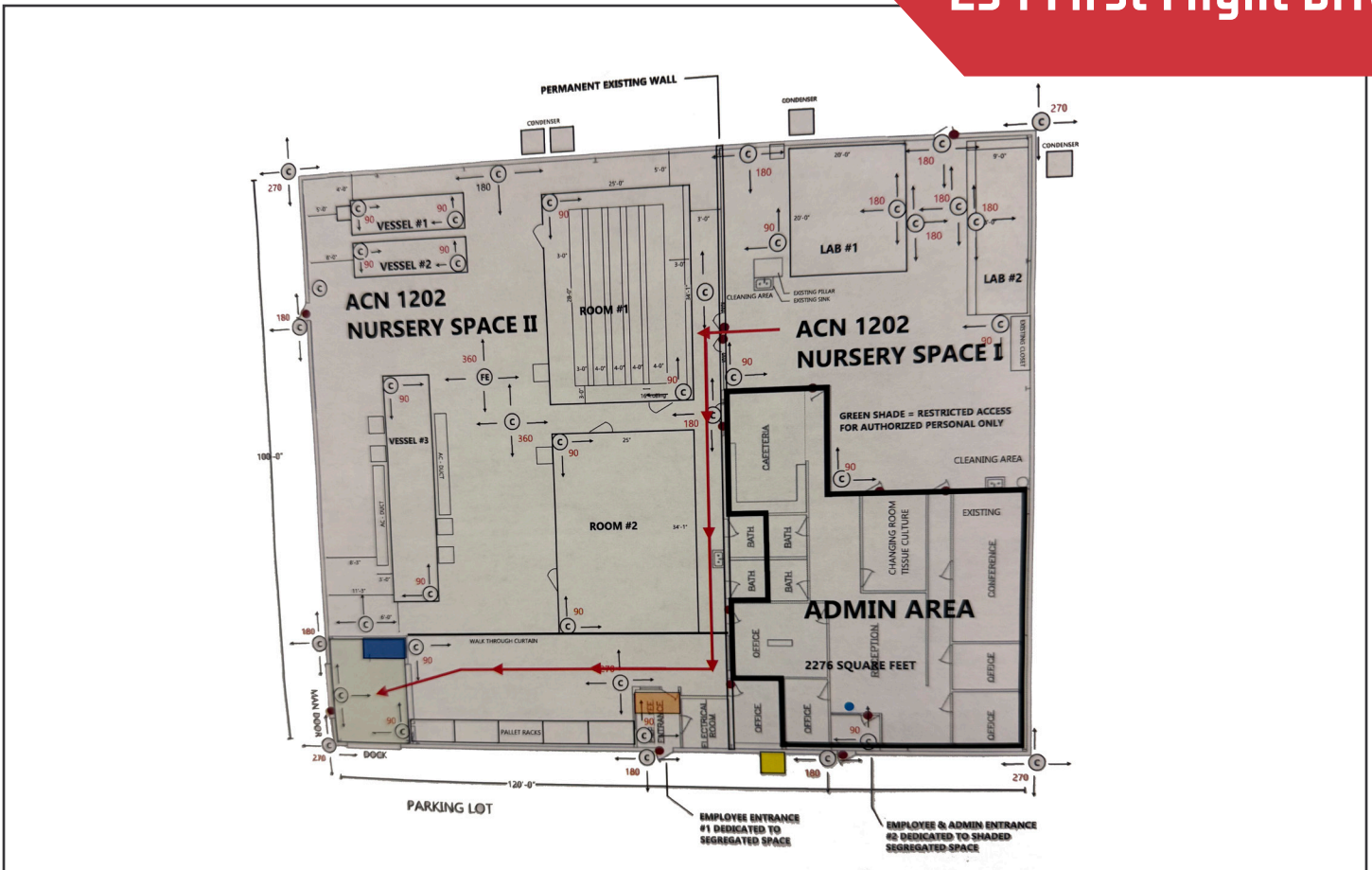


Property Overview

Landlord	CHS Realty Trust
Building Size	12,000±SF
Available Space	Warehouse : 9,724± SF
	Administrative Office : 2,276± SF
Lot Size	4.39± acres
Available	90-days after lease execution
Year Built	1995
Building Construction	Steel frame
Roof	Metal sloped roof
Flooring	Slab concrete, with polished flooring in the nursery
Utilities	Public water, sewer, and natural gas
HVAC	Central HVAC throughout
Electrical	3-phase, 1200 amp
Ceiling Height	16'±
Loading Docks	One (1), 8' x 8'
Drive-in OHDs	One (1), 10' x 10'
Bathrooms	Four (4), two (2) in office and two (2) in warehouse
Parking	Ample, dedicated on-site parking

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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.