

# FOR LEASE

Warehouse/Storage Space

20,400± SF | \$6.50/SF NNN



## 26 Morin Street, Biddeford

### Property Highlights

- *Close proximity to Exit 32 of the Maine Turnpike*
- *24'± ceiling height*
- *16' x 16' drive-in OHD*



### Property Description

We are pleased to offer 20,400± SF of warehouse/storage space for lease at 26 Morin Street in Biddeford. This high-bay warehouse/storage space is located in the Biddeford Industrial Park and offers one (1) 16' x 16' drive-in OHD and no loading docks. No office space either. Located approximately 1 ½ miles from the Maine Turnpike Exit 32. Available immediately.

#### Broker Contact

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## Property Overview

Landlord	Morin Maine, LLC
Building Size	111,500± SF
Available Space	20,400± SF
Zoning	Industrial (I)
Building Age	1971-72 with additions in 1986, 1990, and 1997
Construction	Steel frame with metal siding
Roof	Sloped metal
Floor	Concrete slab
Lighting	Fluorescent fixtures
Electrical	Three-phase power
Ceiling Height	24' ±
Column Spacing	Warehouse area is mostly clear span
Utilities	Municipal water, sewer, Electricity, and natural gas
Heat	Suspended gas-fired FHA units
Insulation	Walls and ceiling insulated throughout
Sprinklers	Wet pipe system
Drive-in OHD	One (1) 16' x 16'
Loading Dock	None
Parking	Paved parking

**FOR LEASE : \$6.50/SF NNN**

**Estimated NNNs : \$1.10/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.