

35 BRADLEY DRIVE

Westbrook, Maine 04092



Five Star Industrial Park Warehouse Space



Landlord: 35 Bradley Drive, LLC

Building Size: 19,520± SF

Available Space:

Unit 1: 4,830± SF

Unit 2: 2,440±SF (1,940 SF office & 500 SF warehouse)

Unit 3: 2,440± SF (1,200 SF warehouse & 1,240 SF office), plus mezzanine space

Zoning: Industrial

Construction: Armco metal building

Roof: Sloped metal

Siding: Metal

Flooring: Concrete slab

Utilities: Municipal water and sewer, natural gas

Parking: Ample paved parking

Availability: Ample paved parking

FOR LEASE

\$8.00/SF NNN

Estimated NNN's: \$2.15/SF

NAI The Dunham Group
Commercial Real Estate Services, Worldwide.

CONTACT INFORMATION

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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.

Clear Height: 16' ±

Loading Doors:

Unit 1 - One (1) 9' x 12' drive-in OHD

Unit 2 - One (1) 8' x 8' loading dock door

Unit 3 - One (1) 9' x 12' drive-in OHD

Electrical: 200 Amps

Heat: Office - HVAC or electric baseboard
Warehouse - Gas-fired FHA units

Lighting: T-5 fluorescent and LED fixtures

Sprinkler System: Full coverage with a wet pipe system

Miscellaneous: On-site storage containers available for lease



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