## **35 BRADLEY DRIVE** Westbrook, Maine 04092



### Five Star Industrial Park Warehouse Space



Landlord: 35 Bradley Drive, LLC

Building Size: 19,520± SF

#### Available Space:

<u>Unit 1:</u> 4,830± SF <u>Unit 2:</u> 2,440±SF (1,940 SF office & 500 SF warehouse) <u>Unit 3:</u> 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

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## Commercial Real Estate Services, Worldwide.

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

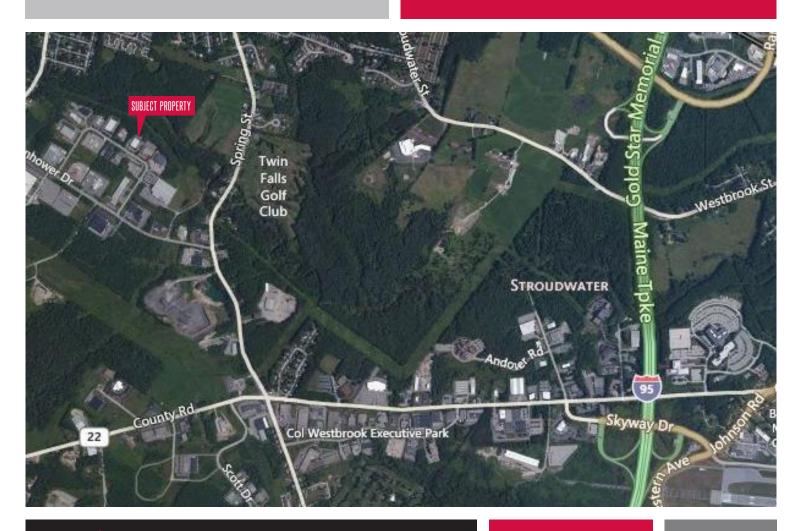
**Heat:** Office - HVAC or electric baseboard Warehouse - Gas-fired FHA units

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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