

# FOR LEASE

## Industrial/Flex Space

13,100± SF | \$7.00/SF NNN

Newhope  
Community Church



## 35 Sullivan Street, Berwick

### Property Highlights

- *Building to be finished to Tenant's specifications*
- *Vacant lot across Jordan Street to be converted to parking lot for the property*
- *Located in close proximity to the Edge of Berwick Development consisting of 200 rental units and 100,000± SF of commercial space*

### Property Description

We are pleased to offer 13,100± SF of flex space to be upgraded by the current owner. Clear span construction allows for a variety of uses.



### Broker Contact

Chris Craig

chriscraig@dunhamgroup.com

207.773.7100

## Property Overview

Owner	20 Sullivan Street, LLC
Building Size	13,100± SF
Lot Size	0.68± acres
Available Space	13,100± SF
Space Breakdown	6,650± SF of 14'± clear height open space with 6,450± SF of 18'± clear height open space 1,300± SF of dock space is attached
Office Space	500± SF
Zoning	V/C - Village overlay district
Assessor's Reference	Map U4, Lot 130
Deed Reference	Book 18715, Page 875
Annual Taxes	\$5,708.00 (FY '21- '22)
Year Built	1974
Building Construction	Metal
Roof	Metal
Siding	Pre-finished metal
Flooring	Concrete slab
Utilities	City water and sewer
Loading Docks	Two (2)
Drive-in OHDs	Two (2) - One (1) 14' x 12'   One (1) 5' x 9'
HVAC	Oil fired unit heaters
Electrical	3-phase, 400 amp service
Lighting	LED to be installed
Sprinkler System	Yes - wet system
Bathrooms	Two (2)
Parking	Unfinished lot across Jordan Street to be converted to parking

**FOR LEASE : \$7.00/SF NNN**

