

# FOR LEASE

## Industrial Space

4,000± SF | \$11.00/SF NNN



## 36 Bartlett Road, Gorham

### Property Highlights

- *Close proximity to I-95*
- *Ample parking and lay down*
- *Fenced in outdoor storage*

### Property Description

We are pleased to offer 4,000± SF of industrial space for lease at 36 Bartlett Road in the Gorham Industrial Park. This property is well located, in excellent condition and is professionally managed and maintained. The space includes efficient office layouts, restrooms and ample warehouse space that can accommodate any number of industrial users. The space has 14' clear height and 3-phase power and is conveniently located near I-95.



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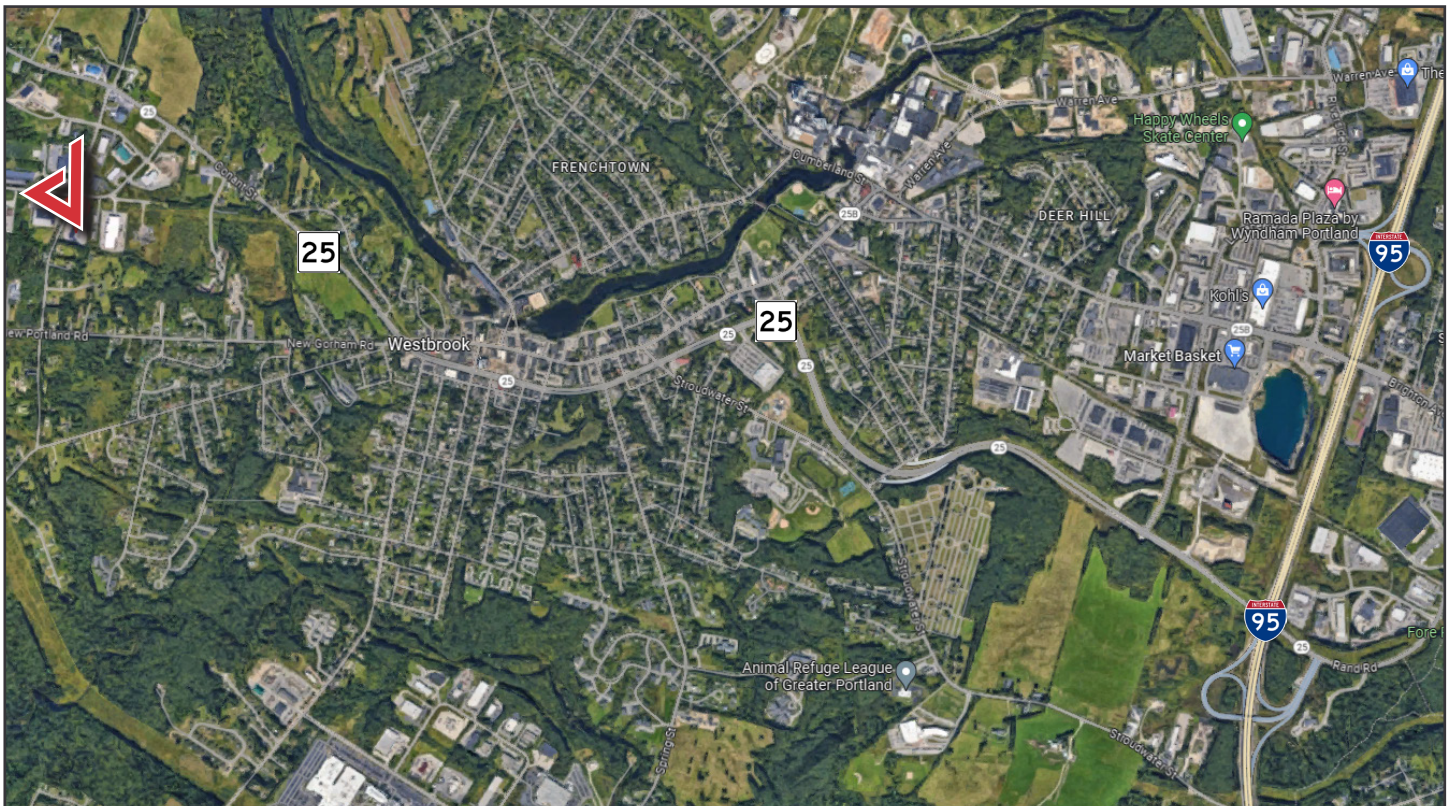




## Property Overview

Owner	Hincks Realty, LLC
Building Size	20,000± SF
Available Space	4,000± SF
Zoning	Industrial
Construction	Steel framed and cement block on concrete slab
Utilities	Municipal water and sewer, separately metered electricity and propane
Ceiling Height	14' ±
Overhead Doors	One (1) 12' x 10'
Loading Docks	One (1) 10' x 10'
HVAC	Propane gas-fired ceiling mounted heat ducted to warehouse and electrical heat available to office space.
Electrical	3-phase, 1000 Amp panels' separately metered
Sprinkler	Yes, we system
Parking	Ample, on-site

**FOR LEASE : \$11.00/SF NNN    Estimated NNNs : \$2.08/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.