

FOR LEASE

Industrial Building

14,450± SF | \$6.50/SF NNN



38 Leighton Road, Augusta

Property Highlights

- *Easy access from Maine Turnpike/I-95*
- *Clear span*
- *20' - 24'± ceiling height*



Property Description

We are pleased to offer for lease a 14,450± SF industrial building located at 38 Leighton Road in Augusta. The site features a 1± acre lot that provides enough space for future building expansion. The property is located approximately 1 mile from The Maine Turnpike/I-95, Exit 109.



Broker Contact

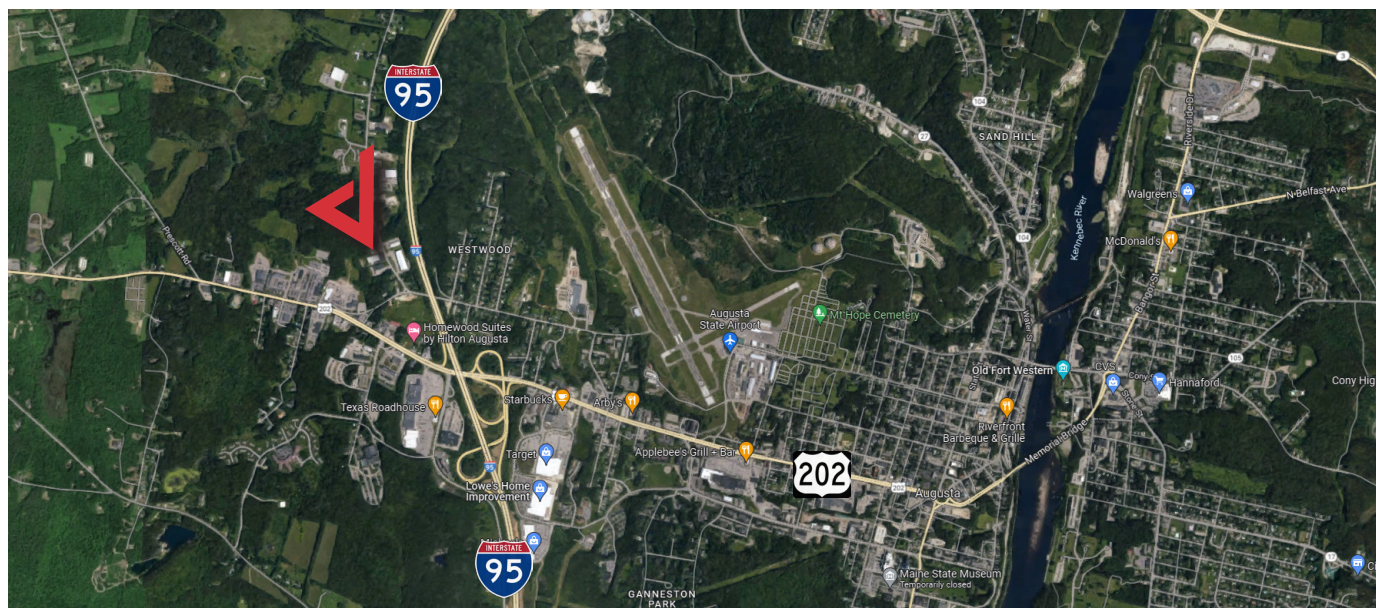
Frank O'Connor CCIM, SIOR
Tom Dunham, SIOR
foconnor@dunhamgroup.com
tdunham@dunhamgroup.com

Property Overview

Owner	Rockwood Development Corp.
Building Size	14,450± SF : Office 1,000± SF Warehouse: 13,450± SF
Lot Size	1.0± acres
Zoning	CC Regional Business Zone
Assessor's Reference	Map 85, Block C, Lot 5
Year Built	1983
Building Construction	Pre-engineered Metal
Roof	Metal
Flooring	Concrete
Utilities	Public water & private septic
Ceiling Height	20'± at eave 24'± at ridge
Loading Docks	One (1) 8' x 10'
HVAC	LP gas-fired warm air furnace in warehouse Propane monitor in office
Electric	3-phase
Lighting	LED fixtures
Bathrooms	One (1)



FOR LEASE : \$6.50/SF NNN Estimated NNN's : \$1.40/SF (includes heat)



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.