

FOR LEASE

Light Industrial
Warehouse/Storage Space

7,000 - 25,000± SF | \$6.50/SF NNN



41 Industrial Avenue, Sanford

Property Highlights

- 1,600 amp, 480 volt, 3-phase power
- Multiple loading docks
- Paved parking for 200± vehicles
- Approximately 7½± miles to Maine Turnpike Exit 19



Property Description

We are pleased to offer for lease 7,000 - 25,000± SF of industrial space in Sanford Industrial Estates. The property is conveniently located off Route 109/Main Street in Sanford and can be used for light industrial, manufacturing or storage space.



Broker Contact

Greg Hastings, SIOR

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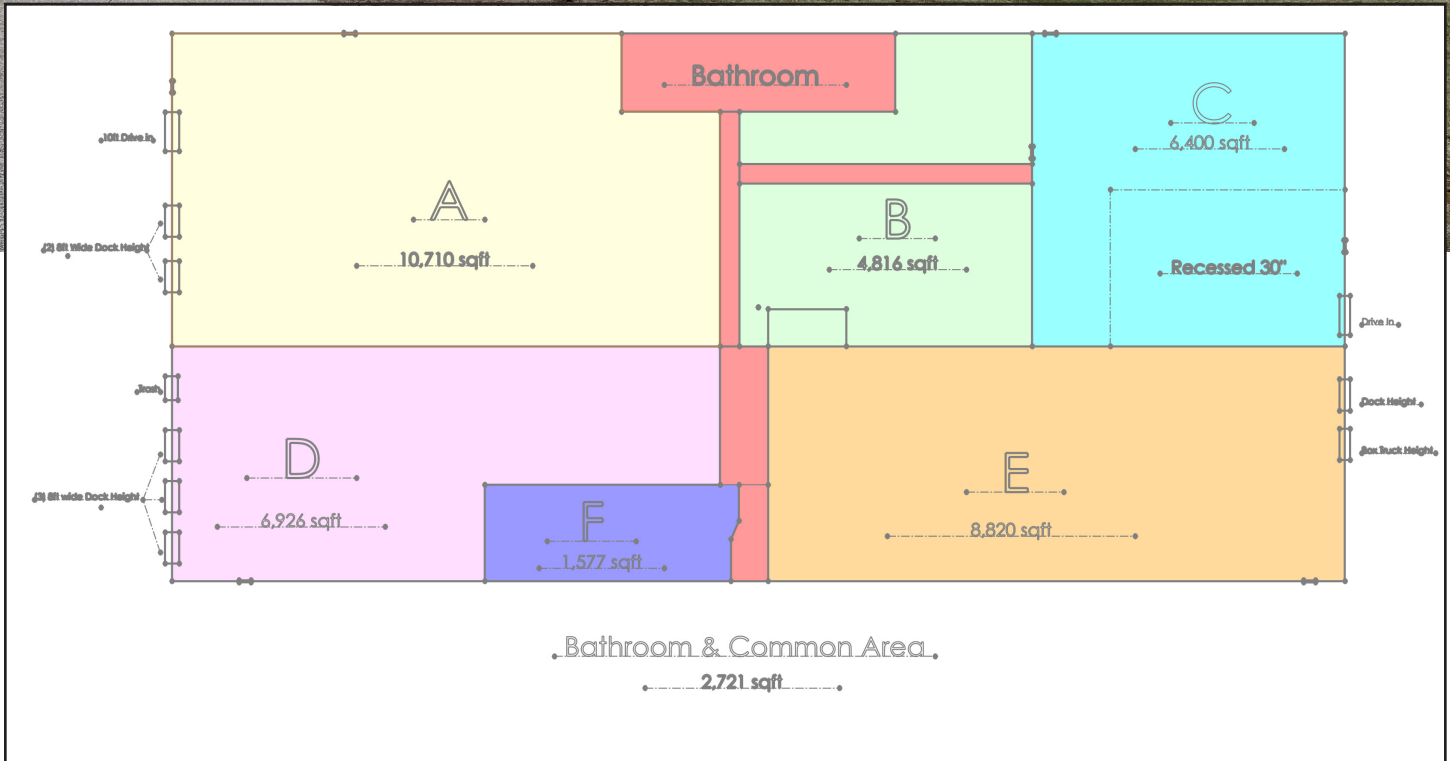
207.773.7100

Property Overview

Owner	HJP41, LLC
Building Size	42,000± SF (140' x 300")
Available Space	Unit A 10,710± SF Unit B 4,816± SF Unit E 8,820± SF Unit F 1,577± SF (Office)
Lot Size	4.490± acres
Assessor's Reference	Map R19, Lot 309
Zoning	Industrial Business
Year Built	1985 18,000± SF expansion completed in 1993
Building Construction	Steel frame building with 26 gauge interior liner panels
Roof	Rubber membrane (2021)
Floor	4" poured concrete slab reinforced with #10 6 x 6 wire mesh
Clear Height	9'-14'±
Sprinkler	Full coverage wet system
Utilities	Municipal water and sewer, Natural gas
HVAC	Electric heat pumps, forced air system
Electrical	1,600 amp, 480 volt, 3-phase
Lighting	LED fixtures
Loading Docks	Four (4)
Overhead Doors	One (1), 10' x 10' with gravel ramp
Restrooms	Men's and Women's multi-stall
Parking	Ample, on-site paved parking

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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.