

# FOR LEASE

## Industrial Space

2,400± SF | \$2,500/month NNN



## 42 Lewiston Road, Gray - Unit 1

### Property Highlights

- *Flexible Layout*
- *9' x 10' OHD*
- *3 Phase Power*
- *Less than 1/2 Mile from I-95, Exit 63*

### Property Description

We are pleased to offer for lease this 2,400 SF industrial unit just off of I-95 in Gray, Maine. The space is well-maintained and its flexible layout is appropriate for any number of industrial uses including manufacturing. Additional amenities include a small office space, an overhead door to the warehouse, new LED lights, 3-phase power and FRP walls throughout.



### Broker Contact

Justin Lamontagne, CCIM, SIOR | [justin@dunhamgroup.com](mailto:justin@dunhamgroup.com)  
207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)



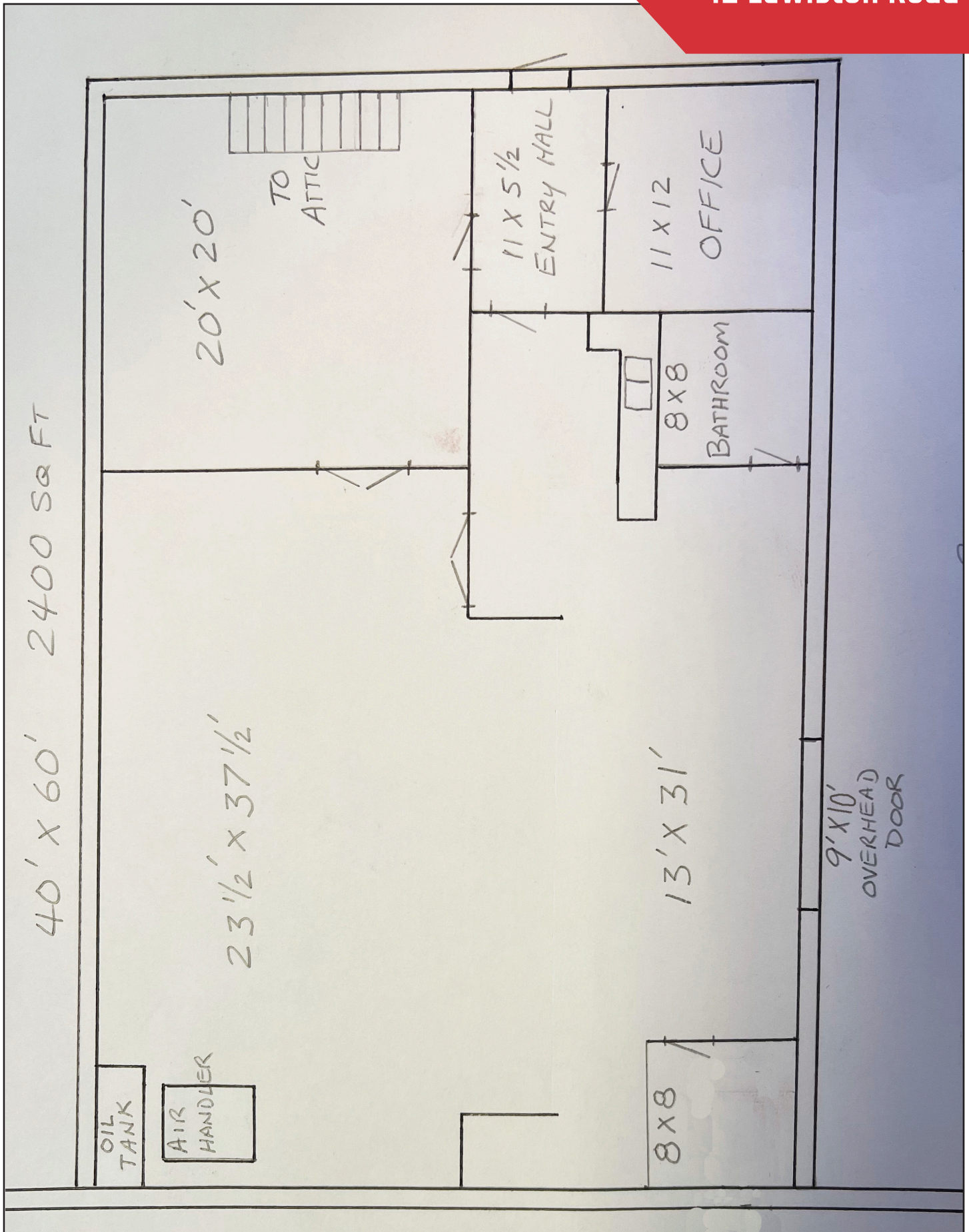


## Property Overview

Owner	Neil Maietta
Building Size	11,900± SF
Available Space	2,400± SF
Tenant Expenses	Pro rata share of real estate taxes, property insurance, snow plow/removal and separately metered oil and electricity. Estimated to be \$2.25/SF.
Utilities	Municipal water and sewer
Zoning	Commercial
Siding	Concrete block
Flooring	Poured slab
Ceiling Height	10' - 12'
Drive-in OHDs	One, 9' x 10'
Electrical	Three-phase power
Heat	Oil-fired ceiling mounted heaters
Sprinkler System	No
Parking	Free and in-common
Accessibility	Less than 1/2 mile from I-95, Exit 63

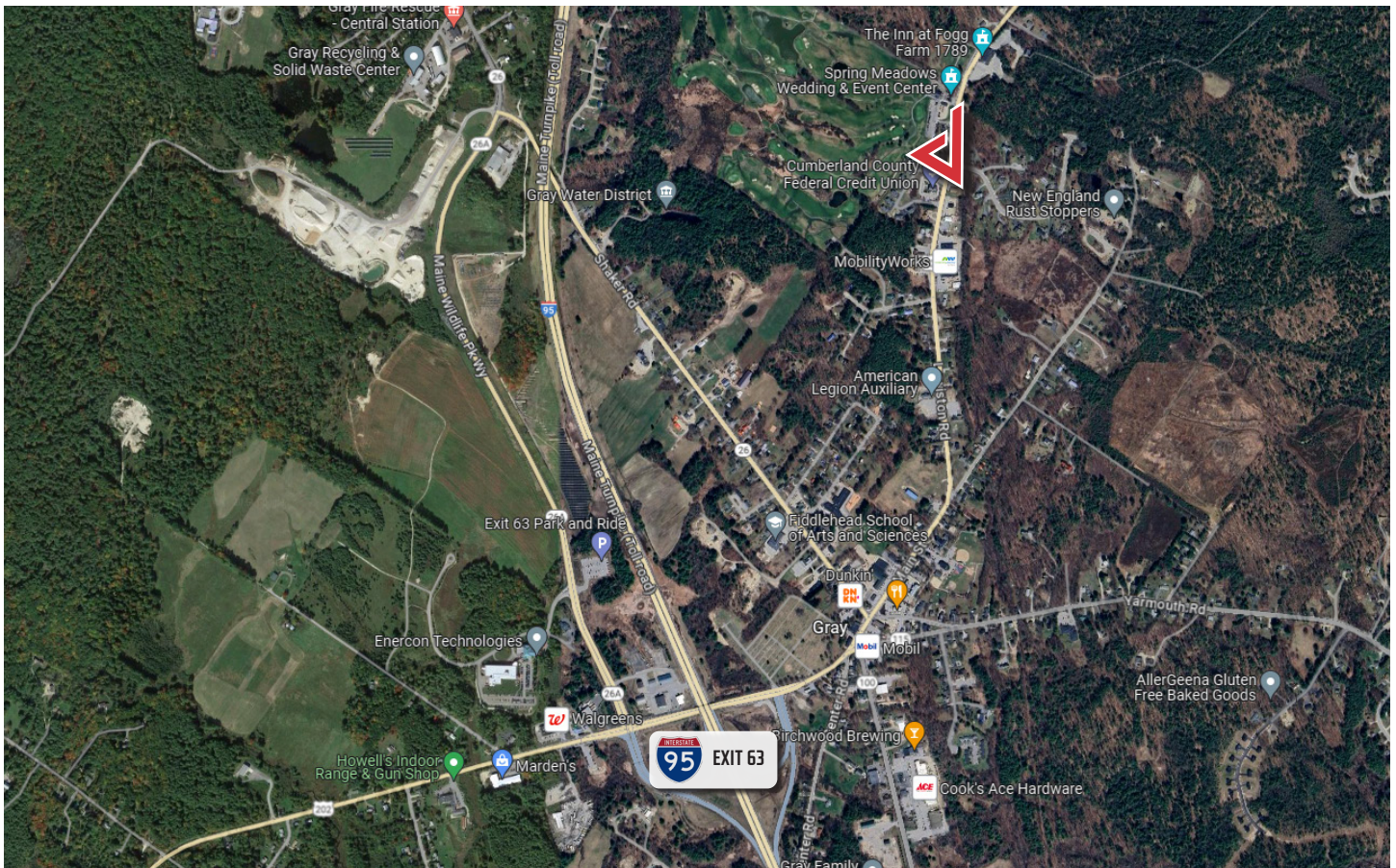
**FOR LEASE : \$2,500/MONTH NNN**







# 42 Lewiston Road



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.