

FOR LEASE

Industrial Space

5,400± SF | \$10.00/SF NNN



5 Karen Drive, Westbrook

Property Highlights

- *Excellent Westbrook location*
- *Two (2) loading docks*
- *2022 upgrades: New siding, windows, parking lot lighting, and paving*



Property Description

We are pleased to offer 5,400± SF of industrial space for lease at 5 Karen Drive in Westbrook. The space offers 5,000± SF of industrial space, a 400± SF office mezzanine and two (2) loading docks. The building is located off Route 25/County Road and 1.5± miles from The Maine Turnpike/I-95, Exit 46.



Broker Contact

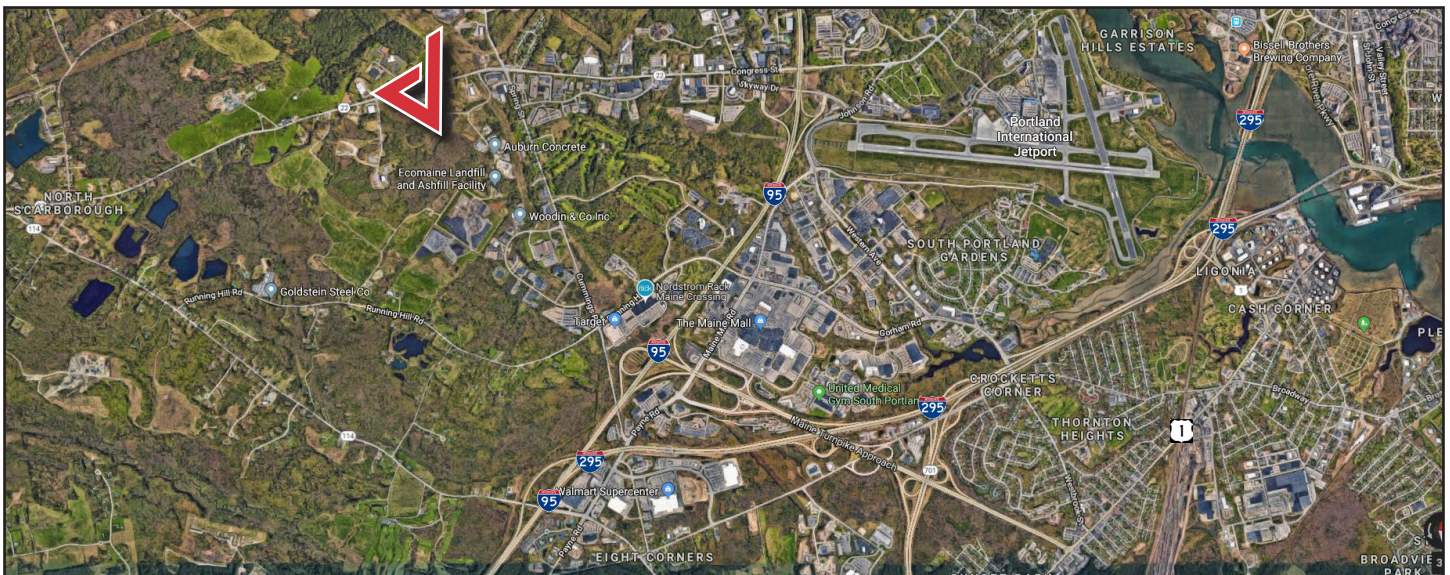
Greg Hastings, SIOR
Tom Dunham, SIOR

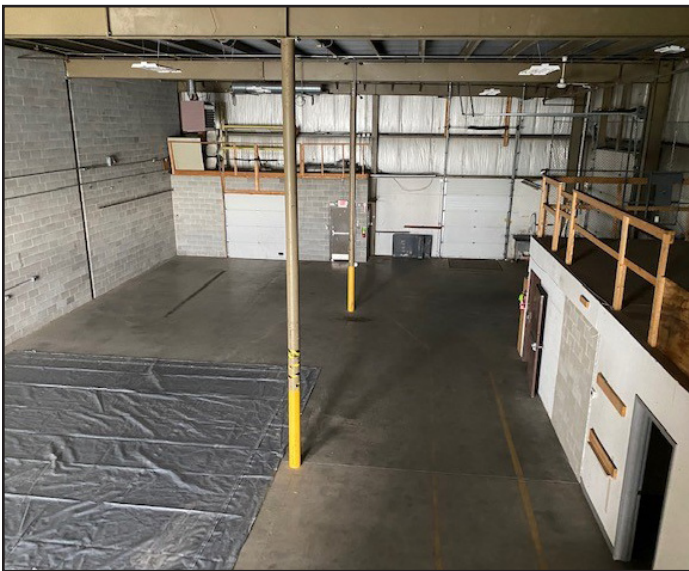
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Property Overview

Owner	5 Karen Drive, LLC
Available Space	5,400± SF (50' x 100' and 400± SF office mezzanine)
Lot Size	2.88± acres
Assessor's Reference	Map 2, Lot 52
Taxes	\$29,134.57 (FY '21 - '22)
Zoning	Industrial
Year Built	1989 with 2022 addition
Building Construction	Pre-engineered steel frame with metal siding
Roof	Rubber membrane with ballast
Floors	6" concrete slab reinforced with 6x6 #6 wire mesh
Utilities	Municipal water and sewer, natural gas
Eave Height	18' - 22'
Loading Dock Doors	Two (2)
Heat/HVAC	Natural gas-fired FHA units
Electrical	200 amp, 120/208 volt, 3-phase to the space
Lighting	LED fixtures
Sprinkler System	Wet-pipe system
Parking	Ample, paved on-site

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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.