

FOR LEASE
New Industrial Space
14,000± SF | \$9.50/SF NNN



5 Karen Drive, Westbrook

Property Highlights

- Available Fall 2022
- Excellent Westbrook location
- Two (2) loading docks and three (3) drive-in OHDs
- 2022 upgrades: New siding, windows, parking lot lighting, and paving



Property Description

We are pleased to offer 14,000± SF of new industrial space for lease at 5 Karen Drive in Westbrook. The space can be subdivided to 5,740± SF and 8,260± SF units if necessary. The building is located off Route 25/County Road and 1.5± miles from The Maine Turnpike/I-95, Exit 46.

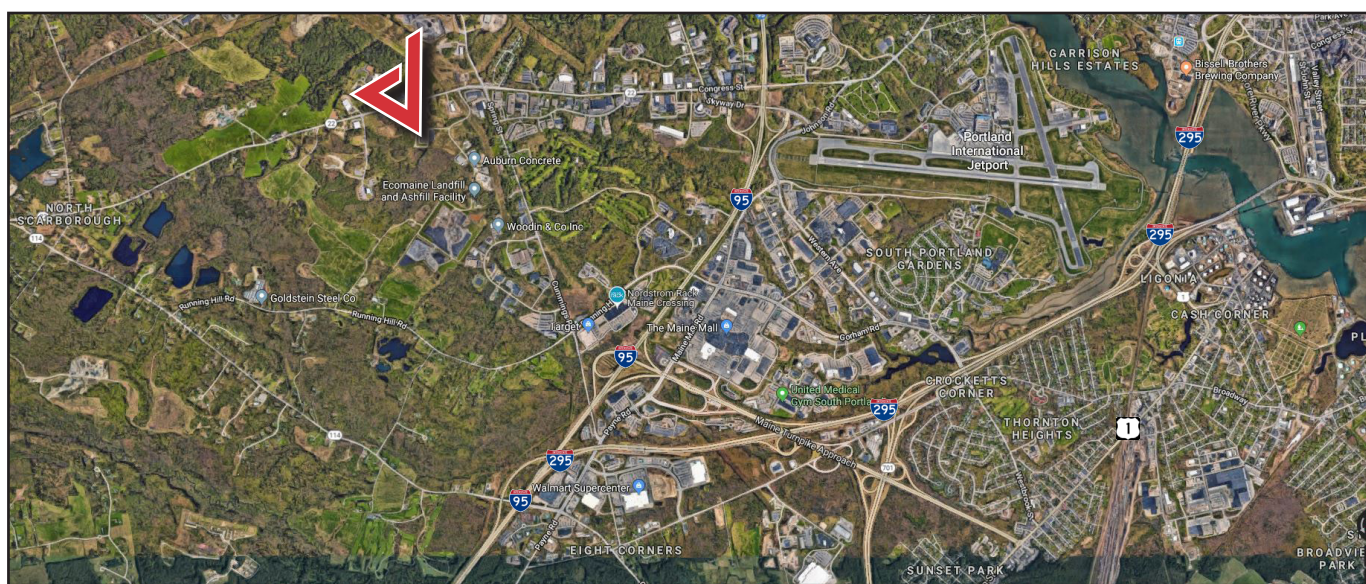
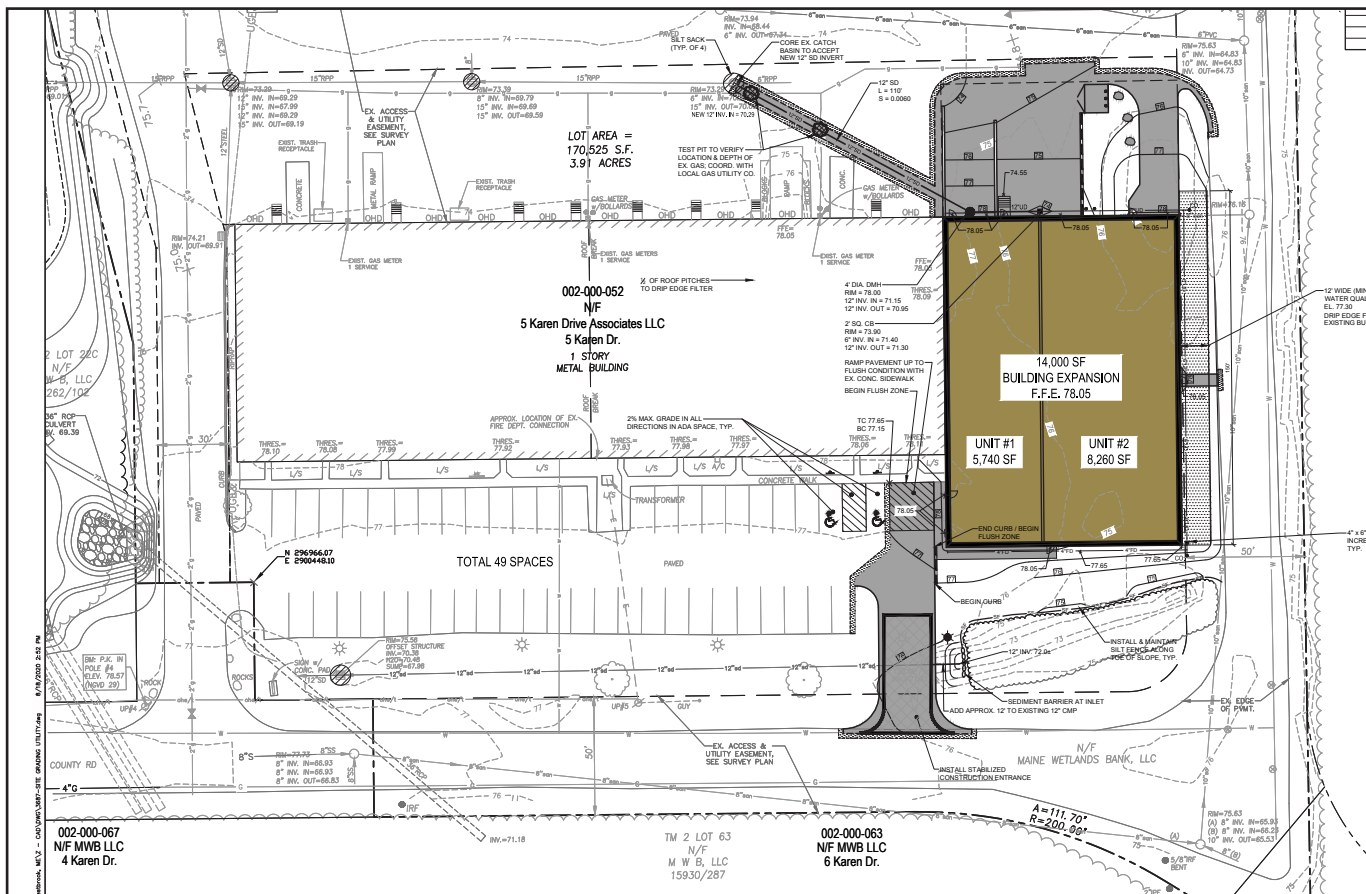


Broker Contact
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Property Overview

Owner	5 Karen Drive, LLC
Available Space	14,000± SF (100' x 140')
Lot Size	2.88± acres
Assessor's Reference	Map 2, Lot 52
Taxes	\$29,134.57 (FY '21 - '22)
Zoning	Industrial
Year Built	2022 (1989 original building)
Building Construction	Pre-engineered steel frame with metal siding
Roof	Standing seam metal roof
Flooring	6" concrete slab reinforced with 6x6 #6 wire mesh
Utilities	Municipal water and sewer, natural gas
Eave Height	18' - 22'
Loading Doors	- Two (2) 8' 6" x 9' loading docks with 40,000lb levelers - Three (3) 12' x 14' drive-in OHDs
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
Availability	Fall 2022

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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.