

For Lease
Industrial Property
10,000± SF



5 Karen Drive

Westbrook, ME 04092

Property Highlights

- Three (3) loading docks
- Available Fall 2019
- Excellent Westbrook location



Property Description

We are pleased to offer for lease 10,000± SF of warehouse space at 5 Karen Drive, Westbrook. The space includes three (3) loading docks and is located off Route 25/County Road and 1.5± miles from I-95/Maine Turnpike Exit 46.

Broker Contact

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Property Overview

Owner	5 Karen Drive, LLC
Building Size	30,510± SF
Available Space	10,000± SF Warehouse (100'×100')
Lot Size	2.88± acres
Assessor's Reference	Map 2, Lot 52
Taxes	\$19,478.65 (2018-2019)
Zoning	Industrial
Year Built	1989
Building Construction	Pre-engineered steel
Roof	EPDM rubber/ stone ballast
Flooring	5" Concrete slab reinforced with 6×6 #6 wire mesh
Utilities	Municipal water and sewer, natural gas
Ceiling Height	19.5'±
Loading Docks	Three (3) 8'×8' loading docks (two with load levelers)
Heat/HVAC	Natural gas-fired FHA units
Electrical	600 Amp, 120/208 Volt, 3-phase to the building
Lighting	T-5 fixtures
Sprinkler System	Wet-pipe system
Parking	Ample paved on-site
Available	Fall 2019

FOR LEASE : \$6.50/SF NNN

