

For Lease  
Industrial Build-to-Suit  
14,000± SF | \$8.50/SF NNN



## 5 Karen Drive

Westbrook, ME 04092

### Property Highlights

- Build-to-suit Opportunity
- Excellent Westbrook location
- 2 Loading Docks and 2 Drive-in OHDs

### Property Description

We are pleased to offer 14,000± SF of build-to-suit industrial space for lease at 5 Karen Drive in Westbrook. The building is located off Route 25/County Road and 1.5± miles from I-95/ Maine Turnpike Exit 46.



### Broker Contact

Greg Hastings, SIOR

Tom Dunham, SIOR

ghastings@dunhamgroup.com

tdunham@dunhamgroup.com

## Property Overview

|                       |   |
|-----------------------|---|
| Owner                 | 5 Karen Drive, LLC  |
| Available Space       | 14,000± SF, build-to-suit   |
| Lot Size              | 2.88± acres   |
| Assessor's Reference  | Map 2, Lot 52   |
| Taxes                 | \$26,766.78 (2020)  |
| Zoning                | Industrial  |
| Year Built            | 1989  |
| 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"x9' loading docks with 40,000lb levelers, and two (2) 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          | Summer 2022   |

**FOR LEASE : \$8.50/SF NNN**

