FOR LEASE

Industrial Warehouse

50,960± SF | $5.50/SF NNN

50 Main Street, East Millinocket, ME

Property Highlights

- *Newly paved roadways and parking/truck dock areas*
- *New roof installed in 2023*
- *Secure access configuration suitable for controlled ingress/egress*
- *42'± clear height*

Property Description

Available for lease in East Millinocket, this 50,960± SF industrial warehouse offers high-clearance space, modern infrastructure upgrades, and efficient truck access. An enclosed office suite is located adjacent to the side entrance, ideal for on-site management or dispatch operations. The property provides convenient connectivity to regional transportation routes with close access to Interstate 95, supporting distribution, warehousing, manufacturing, or logistics operations.

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The Dunham Group | Commercial Real Estate

Property Overview

Landlord	The Town of East Millinocket
Available Space	50,960± SF (411' 6" x 129')
Roof	New roof installed in 2023
Ceiling Height	42'± clear height
Electrical	480-volt entrance
Lighting	New, energy-efficient LED fixtures
Heating	LP-fired Modine gas heaters
Sprinklers	Upgraded sprinkler system with in-building booster pump
Loading Doors	Seven (7) tractor-trailer dock high doors with 10' openings and door locks
Drive-in OHDs	One (1) drive-in bay allowing full tractor-trailer access into the building
Miscellaneous	• One (1) additional OHD for small behicle loading/unloading • One (1) side garage door for small vehicle access • Two (2) pedestrian entry doors (security gate is side and side entrance) • An enclosed office suite is located adjacent to the side entrance with a private restroom

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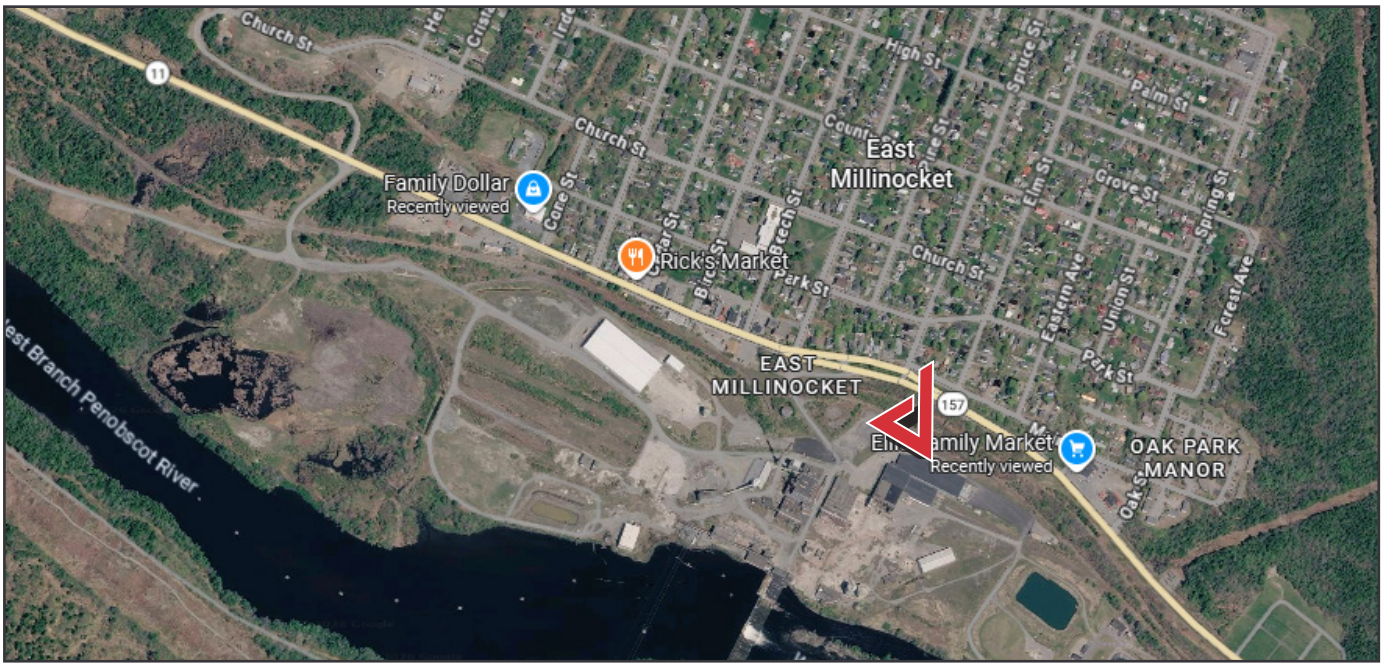

50 Main Street

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.