

# For Lease Industrial Property

7,500± SF



## 510 County Road

Westbrook, ME 04092

### Property Highlights

- One(1) loading dock & One (1) drive-in OHD
- Frontage on Route 22
- Excellent Westbrook location



### Property Description

We are pleased to offer for lease 7,500± SF of warehouse space at 510 County Road, Westbrook. The space includes an 800± SF showroom/office space and is located off Route 22/ County Road and 1.5± miles from I-95/Maine Turnpike Exit 46.

#### Broker Contact

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## Property Overview

Owner	Sleepy Hollow Development, Inc.
Building Size	47,125± SF
Lot Size	5.15± acres
Assessor's Reference	Map 2, Lot 68
Taxes	\$42,683.61 or \$0.91/SF (2019-2020)
Zoning	Industrial
Available Space	7,500± SF Warehouse
Space Breakdown	800± SF Office space & 6,700± SF Warehouse/Manufacturing space
Year Built	1989
Building Construction	Steel frame, metal siding, crushed stone paneling on building facade
Roof	Rubber membrane with stone ballast
Flooring	Concrete slab
Column Spacing	25' x 25'
Ceiling Height	19'6" clear
Utilities	Municipal water and sewer, natural gas
Loading Dock	One (1) 8'x8' dock door
Overhead Door	One (1) 8'x8' drive-in OHD
Heat/HVAC	Office - HVAC; Warehouse - natural gas-fired FHA units
Electrical	400 Amp, 120/208 Volt, 3-phase
Lighting	Office - fluorescent fixtures; Warehouse - fluorescent T-5 fixtures
Sprinkler System	Full coverage wet system
Parking	Ample paved on-site
Availability	January 1, 2020

**FOR LEASE : \$7.00/SF NNN**

