

FOR SUBLEASE

Warehouse/Storage Space

16,560 - 50,400± SF | \$9.00/SF NNN



6 Commerce Drive, Gardiner

Property Highlights

- Close to I-295 and I-95 (0.5 & 2± miles respectively)
- Libby Hill Business Park setting
- Two (2) drive-in OHD's
- 36' clear height
- ESFR Sprinkler System



Property Description

We are pleased to offer for sublease 16,560 - 50,400± SF of high bay warehouse and storage space in a convenient Central Maine location. The property is located in the Libby Hill Business Park and is less than 0.5 miles from Exit 49 (I-295) and 2± miles from the Maine Turnpike/I-95.

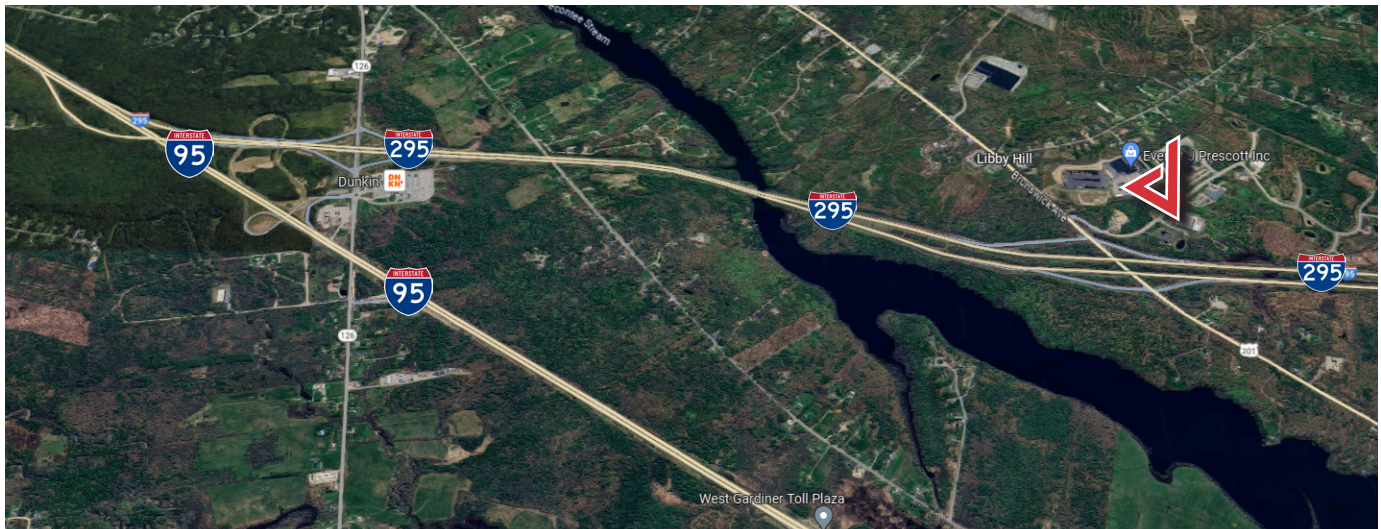
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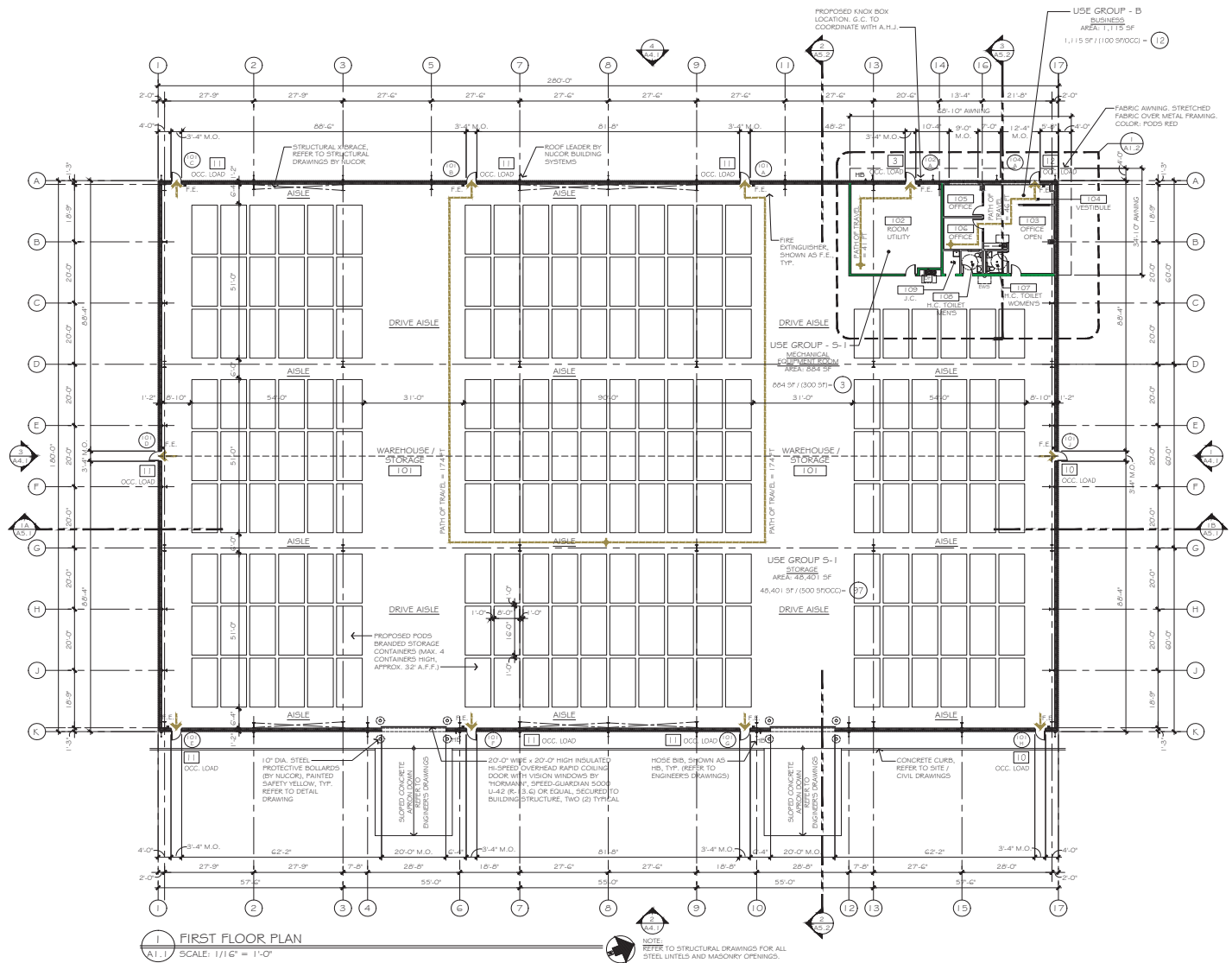
Property Overview

Owner/Landord	AUG Commerce Distr, LLC
SubLandlord	PODS Enterprises, LLC
Building Size	50,400± SF
Lot Size	10.6± acres
Available Space	16,560 - 50,400± SF
Assessor's Reference	Map 007, Lot 018-A
Deed Reference	Book 14009, Page 179
Year Built	2021
Building Construction	Nucor metal wall panel system
Roof	Raised seam metal roof
Utilities	Public water and sewer
Ceiling Height	36' clear
Loading Docks	None
Drive-in OHD's	Two (2) - 24' x 20' with heated concrete aprons
HVAC	Gas-fired hot air units in warehouse, HVAC in office
Electrical	3-phase, 600 amps
Lighting	LED lighting
Sprinkler System	Yes, ESFR sprinkler system
Bathrooms	Two (2)
Parking	Ample, on-site

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Floorplan



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.