

# FOR LEASE

## Industrial/Storage Space

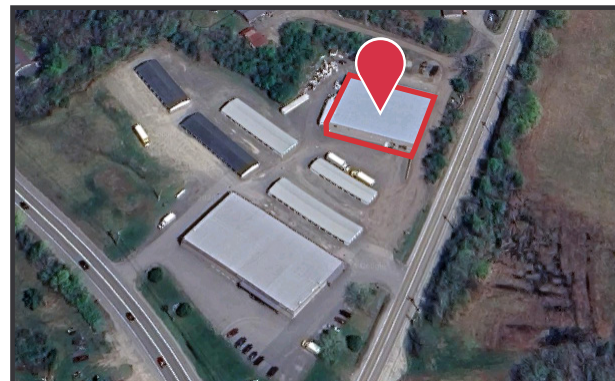
9,600± SF | \$8.50/SF NNN



## 6 Pond Road, Sidney, ME

### Property Highlights

- 3± miles to I-95, Exit 113
- Covered storage
- Two loading docks
- Exterior laydown space



### Property Description

We are pleased to offer 9,600± SF for lease in this newer construction stand-alone warehouse, just outside of Augusta. This property features two loading docks, an overhead door, support office space and ample outdoor storage (including 2,400 SF under cover).

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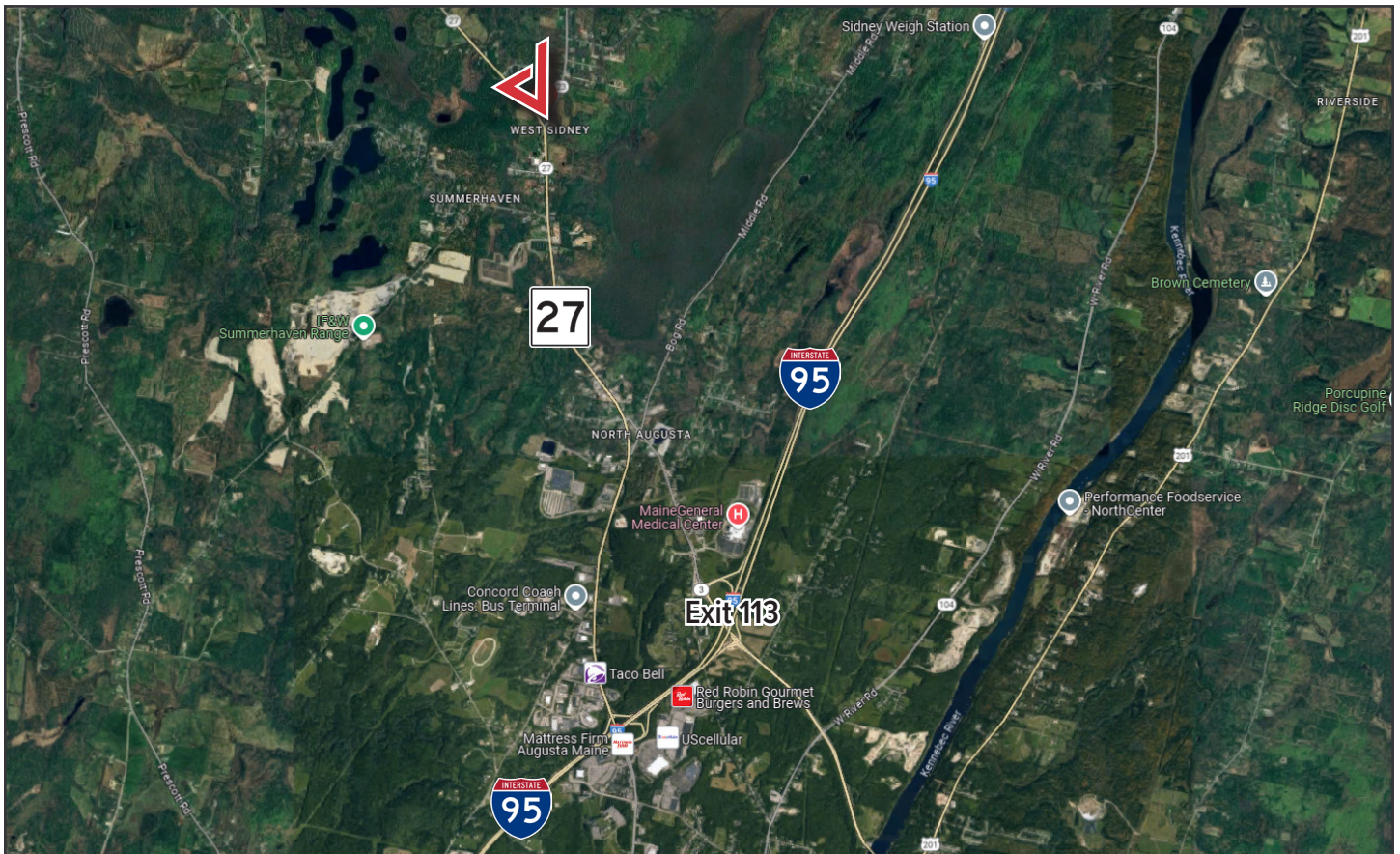


## Property Overview

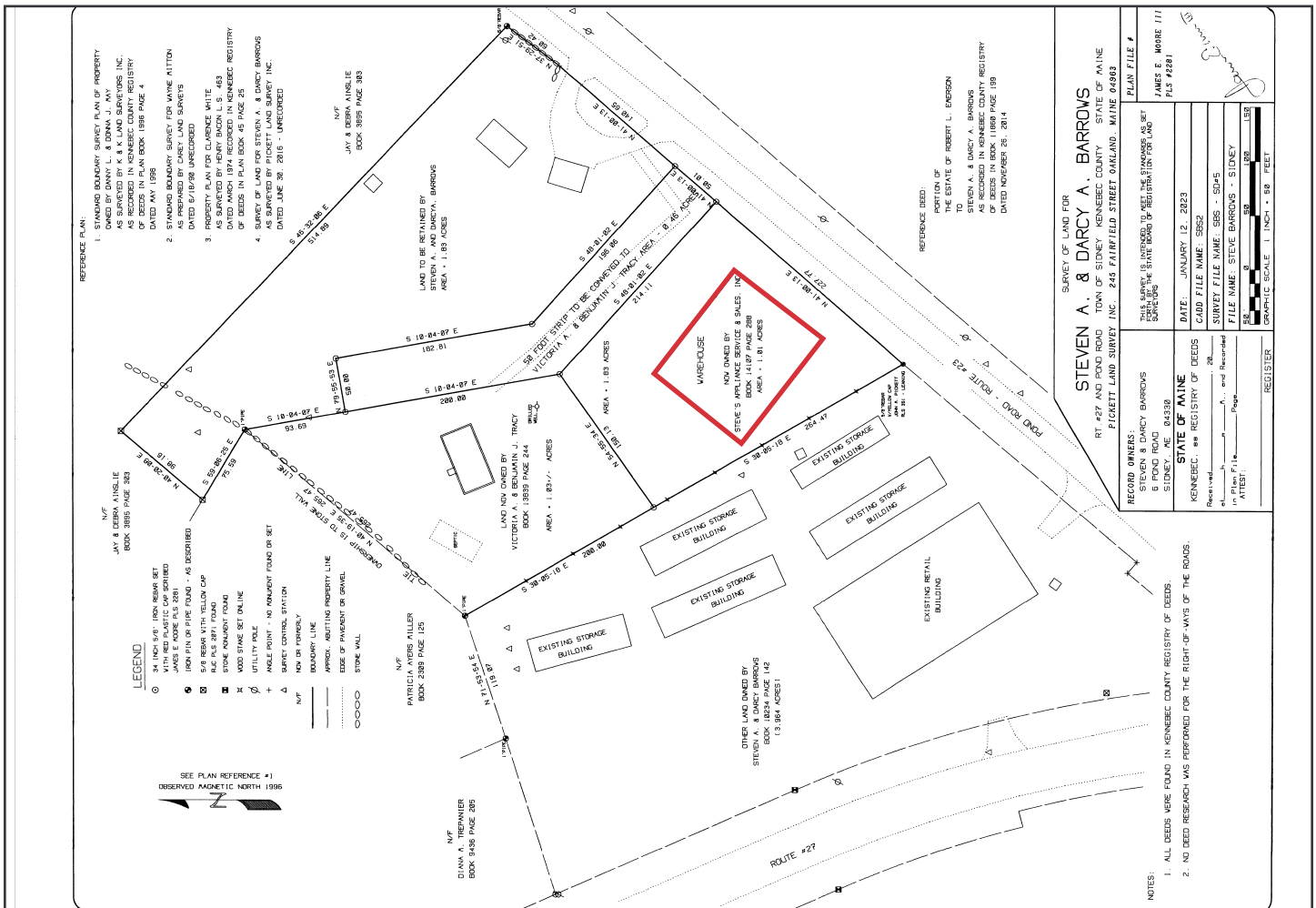
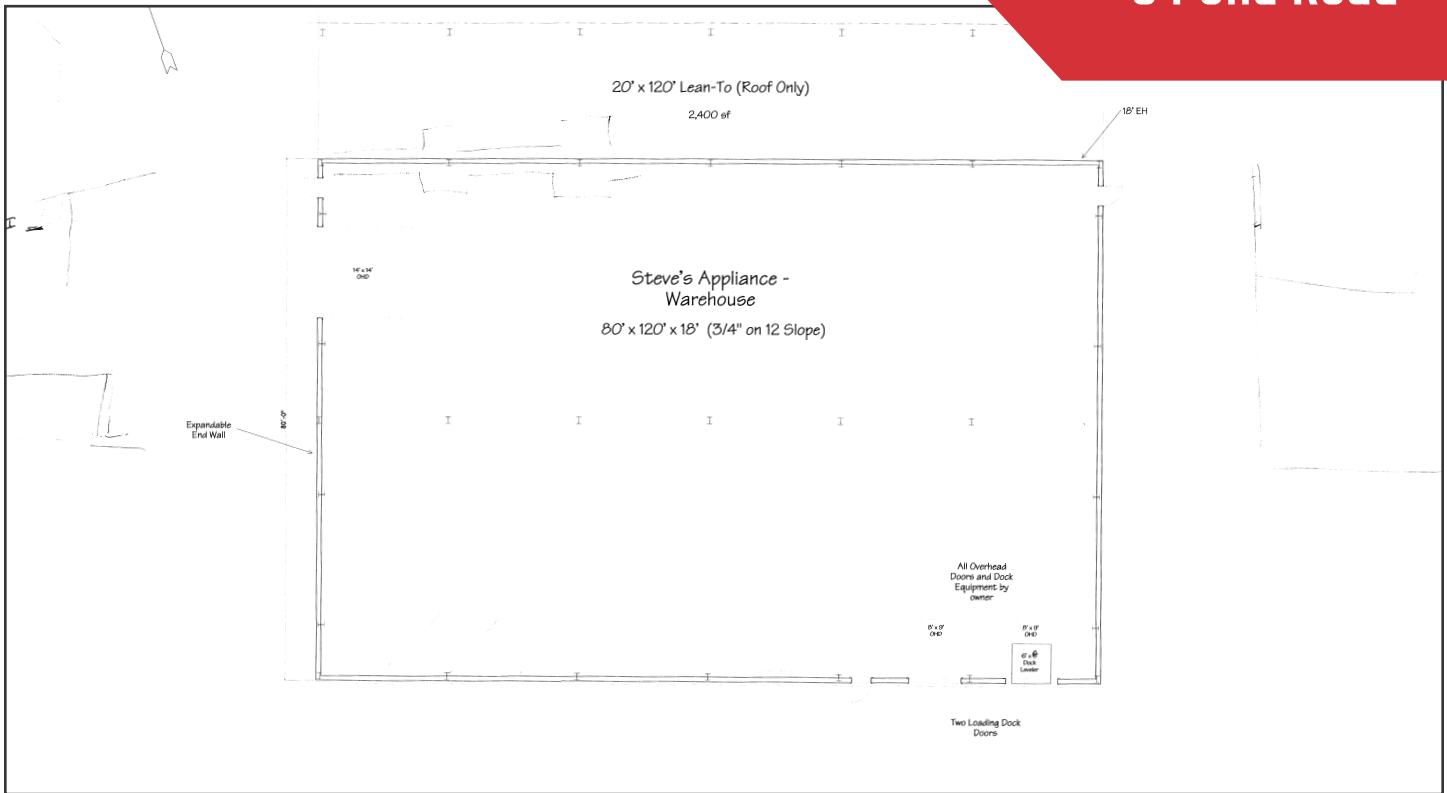
Landlord/Owner	Agren Sidney, LLC
Building Size	9,600± SF (120' x 80')
Space Breakdown	9,600± SF - Warehouse 1,200± SF - 1st & 2nd Floor Office (40'x30') 2,400± SF - Covered Storage
Lot Size	4.3± acres
Assessor's Reference	Map 072, Lot 052
Year Built	2017
Building Construction	Metal
Roof	Sloped-metal
Flooring	Slab on grade
Utilities	Septic & well
HVAC	Propane-fired ceiling blowers
Electrical	3-phase, 200 amp
Lighting	LED's
Ceiling Height	16-22' ±
Loading Docks	Two (2), 10' x 8', one with leveler
Drive-in OHD's	One (1), 14' x 14'
Sprinker System	None
Bathrooms	Currently none, can be installed

**FOR LEASE : \$8.50/SF NNN    Estimated NNNs : \$2.50/SF**









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.