

For Lease  
Industrial Building  
\$6.50/SF NNN | 20,115± SF



## 60 Darin Drive

Augusta, Maine 04330

### Property Highlights

- 2000 Amp, 480 volt, 3 phase power
- 3 to 15 ton bridge cranes
- 30' ceiling heights

### Property Description

We are pleased to offer for lease a 20,115± SF industrial building in the Augusta Industrial Park. The property contains five bridge cranes ranging from 3 to 15 ton capacity. Located approximately 1/2 mile from I-95/Maine Turnpike, Exit 112.



### Broker Contact

Tom Dunham, SIOR  
Greg Hastings, SIOR

[tdunham@dunhamgroup.com](mailto:tdunham@dunhamgroup.com)  
[ghastings@dunhamgroup.com](mailto:ghastings@dunhamgroup.com)

## Property Overview

Owner	RD Maine Realty LLC
Building Size	20,115± SF
Lot Size	3.48± acres
Assessor's Reference	Map 5A, Lot 56
Deed Reference	Book 6862, Page 180
Annual Taxes	\$17,153.46 (FY '18-19)
Zoning	IA
Building Age	1978
Building Construction	Steel frame, metal siding
Roof	Metal/EPDM
Flooring	Concrete slab
Utilities	Municipal water and sewer, natural gas
Ceiling Height	30'±
Bay Spacing	45'± bay; 30'± bay; 33'± bay
Loading Dock	Interior loading dock with leveler
Drive-in Doors	Two (2) 12'x16' drive-in roll-up doors
Heat/HVAC	Warehouse - Natural gas FHA units; Office - HVAC
Bridge Cranes	Two (2) 15 ton cranes, Two (2) 5 ton cranes, and One (1) 3 ton crane
Electrical	2000 Amp, 480 volt, 3 phase
Lighting	T-5 fluorescent fixtures
Sprinkler System	Full coverage with wet-pipe system
Availability	On or before May 1, 2019

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