

FOR LEASE

Industrial/Showroom

3,000± SF | \$3,750/mo NNN



65 Spiller Drive, Westbrook

Property Highlights

- 3,000± SF modern flex/warehouse space
- 16' clear height & 12' drive-in door
- Finished office and showroom space with full HVAC
- Prime Westbrook location near I-95 Exit 45

Property Description

We are pleased to offer 3,000± SF of flex space for lease at 65 Spiller Drive in Westbrook. Built in 2021, this modern steel-frame building features a versatile layout combining a heated warehouse with finished office and showroom space. The warehouse offers 16' clear height and a 12' drive-in overhead door, while the finished area includes a restroom, kitchenette, and additional sinks. Full HVAC throughout provides flexibility for a variety of commercial, industrial, and service-oriented users. Located adjacent to Five Star Industrial Park, the property is surrounded by established businesses, including Sigco and IDEXX. Its strategic Westbrook location offers convenient access to Exit 45 of I-95, providing efficient connectivity throughout Greater Portland and the surrounding region.

BROKER CONTACT

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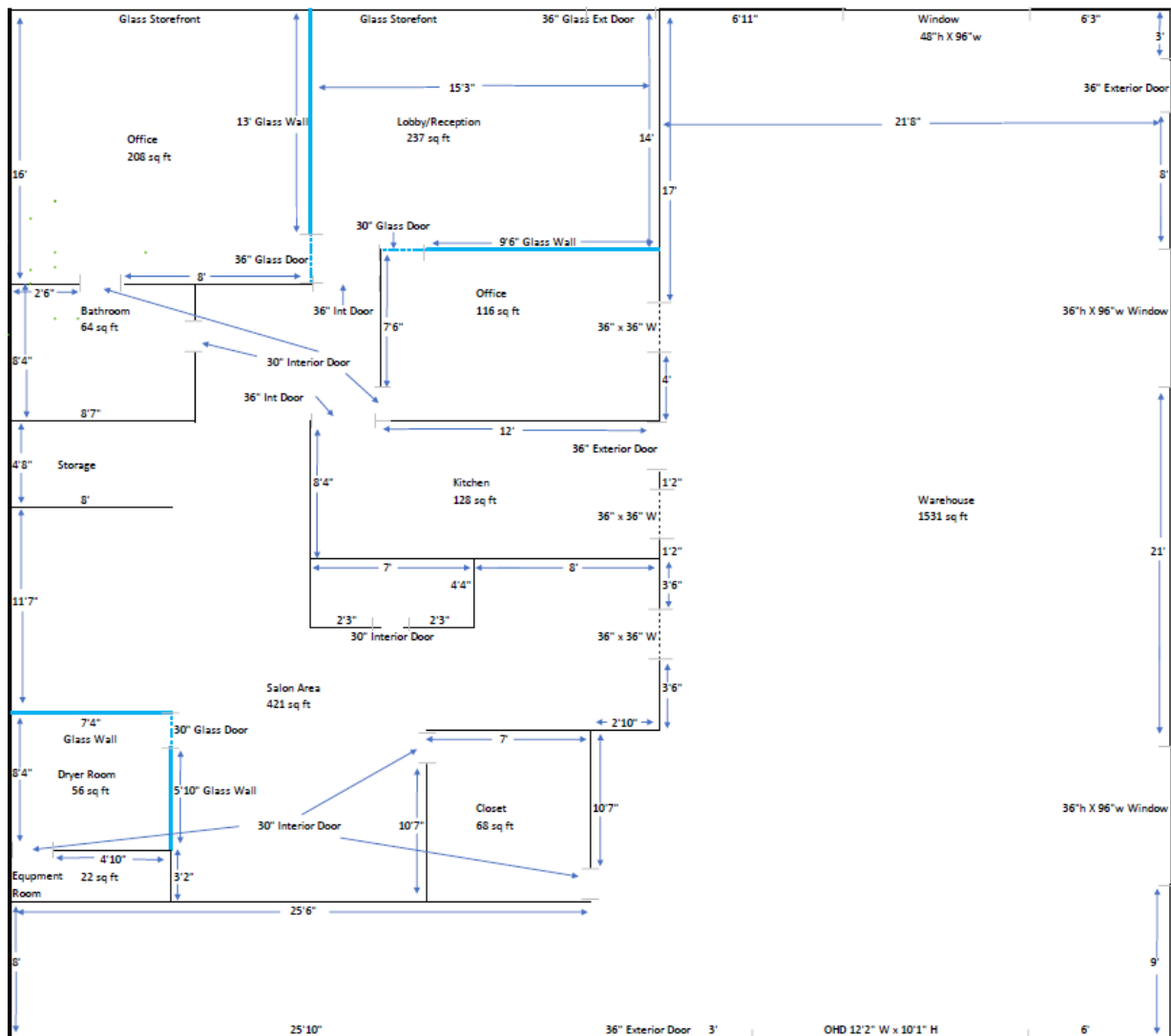




Property Overview

Owner	Christopher Holdings, LLC
Building Size	6,000± SF
Lot Size	2.13± acres
Available Space	3,000 SF
Space Breakdown	1,531± SF warehouse, 1,469± SF office/showroom
Zoning	Manufacturing Zoning District (MZD)
Assessor's Reference	Map 004, Lot 302
Annual Taxes	\$13,084.15
Building Construction	2021, steel frame, slab on grade, metal siding
Roof	Metal, low slope
Flooring	Finished concrete; vinyl plank (office)
Utilities	Natural gas, electric, public water and sewer
Ceiling Height	16' clear
Drive-in OHDs	One (1) 12' OHD (rear)
HVAC	Full HVAC; gas unit heater in warehouse
Lighting	LED panel fixtures
Bathrooms	One (1)
Parking	Shared on-site lot
Accessibility	Front ramp entry; rear drive-in

FOR LEASE : \$3,750/MONTH NNN





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.