

# FOR LEASE

## Industrial Building

12,500± SF | \$11.00/SF NNN



## 7 Industrial Parkway, Brunswick

### Property Highlights

- *New natural gas heaters in warehouse and HVAC in office*
- *Two drive-in OHDs and One loading dock*
- *Easy access to US Route One and I-295*



### Property Description

We are pleased to offer 12,500± SF of industrial space at 7 Industrial Parkway for lease. Situated on 4.59 acres, this property offers 2,500± SF of second floor office space with 3 private offices and 10,000± SF of warehouse space.



### Broker Contact

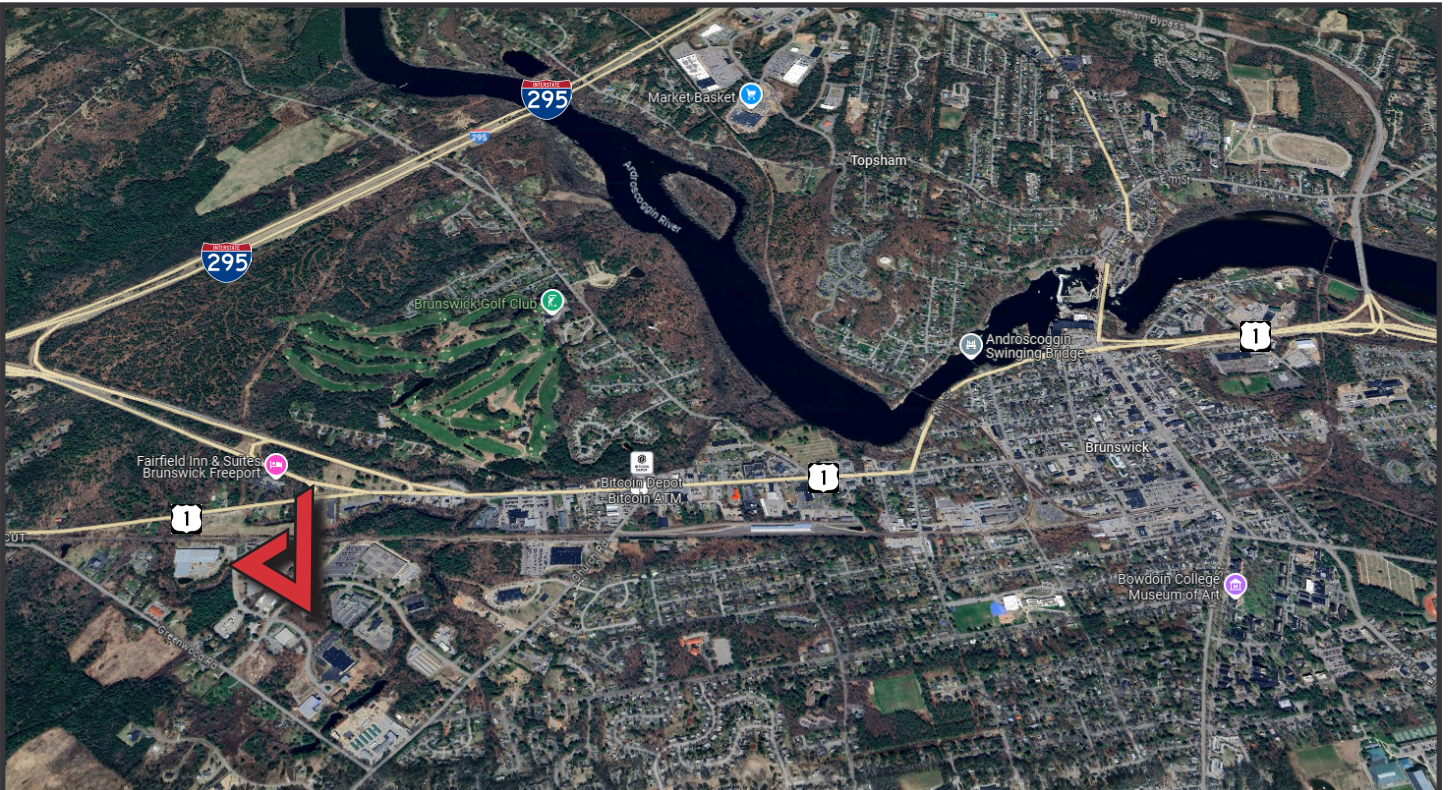
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## Property Overview

Landlord	7 Industrial, LLC
Assessor's Reference	Map 17, Lot 44
Building Size	14,400±SF
Available Space	10,000± SF Warehouse Space 2,500± SF Office Space w/ 3 private offices 12,500± SF Total
Lot Size	4.59± acres
Zoning	GI - Growth Industry
Year Built	1900
Building Construction	Steel Frame
Roof	Single pitch, standing seam metal
Siding	Metal
Flooring	Concrete, recently leveled and sealed
Utilities	Public water, sewer and natural gas
Ceiling Height	20'±
Loading Docks	One (1) 8' door and leveler
Drive-in OHDs	One (1) 14'x10' and One (1) 10'x10'
HVAC	New natural gas heaters in warehouse, new natural gas HVAC in office
Electrical	400 amp
Lighting	New LED fixtures throughout
Sprinkler System	No
Bathroom	Yes
Parking	Ample on-site, paved

**FOR LEASE : \$11.00/SF NNN**

# 7 Industrial Parkway



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.