

FOR LEASE

Warehouse Build-to-Suit

5,000± SF | \$9.00/SF NNN



728 Main Street, Richmond

Property Highlights

- *Build-to-suit warehouse building*
- *Ample parking and outdoor laydown area*
- *Conveniently located just off I-295*

Property Description

Opportunity to lease a new build-to-suit industrial/flex building offering up to 5,000± SF, divisible into two 2,500± SF bays. Features include drive-through 12' overhead doors, 14' clear height, 200A single-phase electrical service, private well and septic, and ample parking and outdoor laydown area. Conveniently located just off I-295 with flexible commercial zoning. Foundation is in place, and the slab has not yet been poured, allowing the owner to accommodate tenant-specific plumbing and layout requirements.



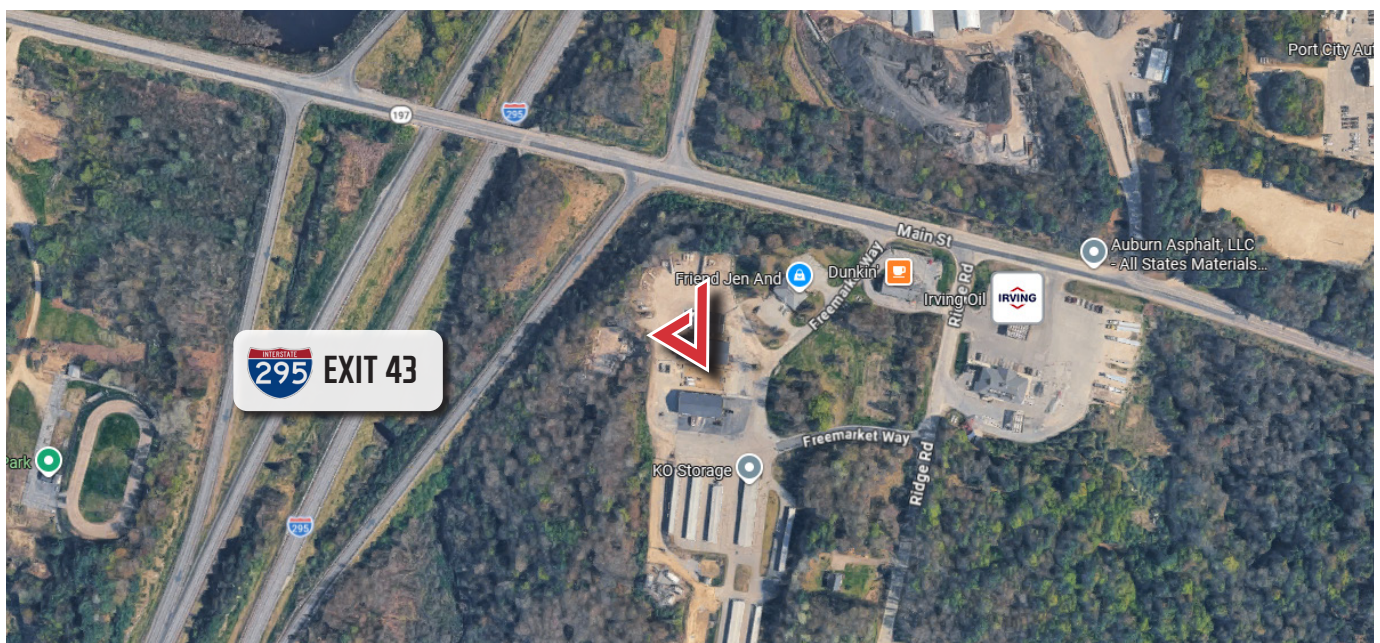
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Property Overview

Owner	NCS Property, LLC
Building Size	5,000± SF, build-to-suit
Lot Size	16± acres
Available Space	2,500 - 5,000 SF
Space Breakdown	50' x 100' warehouse/flex; divisible into two 25'x100' side-by-side 2,500 SF bays
Zoning	Commercial
Assessor's Reference	Map R03, Lot 06
Building Construction	Wood frame, steel trusses, metal roof and siding
Floors	Slab to be poured, (tenant to spec plumbing)
Utilities	Well & Septic
Electrical	Single-phase 200A electric
Ceiling Height	14' clear span
Drive-in OHDs	Two (2), 12' OHD (drive-through config.)
Parking	Ample, fully paved site
TBD	HVAC, lighting, bathrooms and office space to be determined

FOR LEASE : \$9.00/SF NNN - NNN Expenses : \$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.