

FOR LEASE

High-Bay Warehouse

7,200± SF | \$9.50/SF NNN



84G Warren Avenue, Westbrook

Property Highlights

- 7,200± SF High-Bay Warehouse
- 25'± Clear Height & Two Dock Doors
- Minutes from I-95



Property Description

We are pleased to offer 7,200± SF of high-bay warehouse space with 25'+ clear height for lease. The space features two dock doors, including one with a drive-in ramp, new heating, and a private bathroom. Conveniently located just minutes from Maine Turnpike Exit 48, in Westbrook's established industrial corridor, 84G Warren Avenue offers convenient access to the Greater Portland market and regional transportation routes.

BROKER CONTACT

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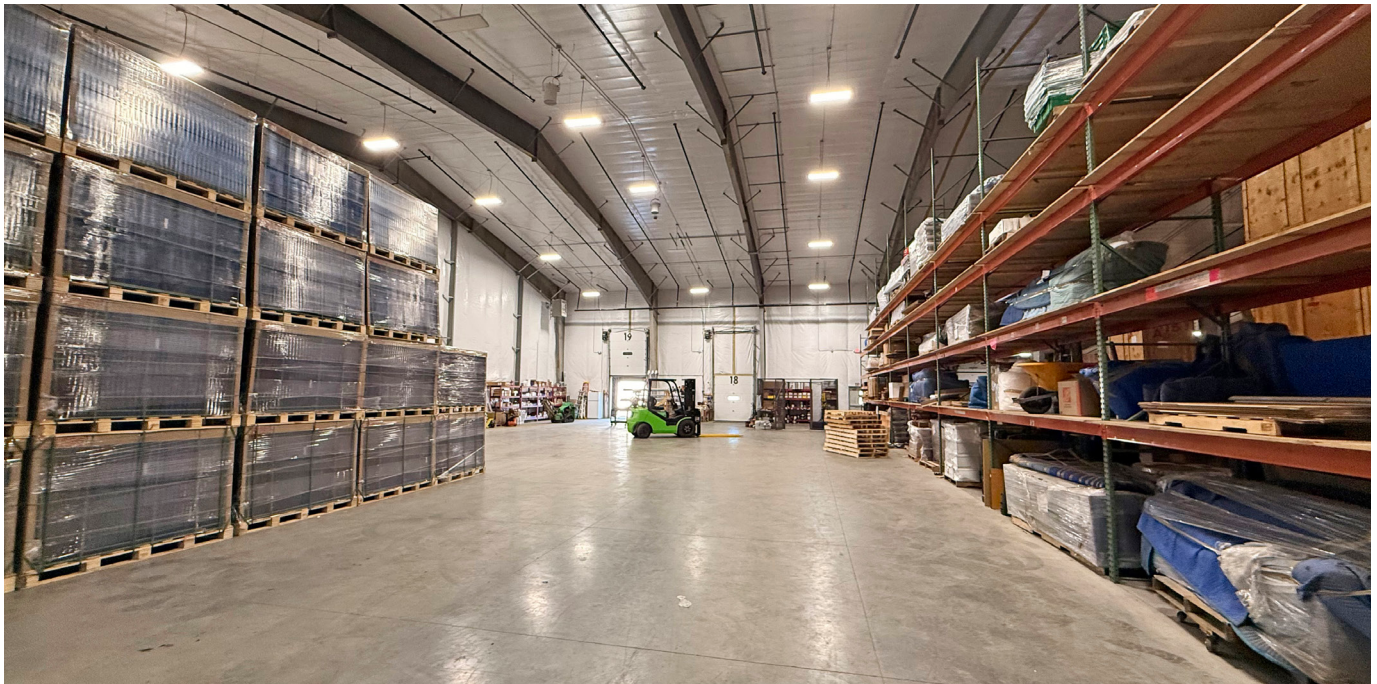
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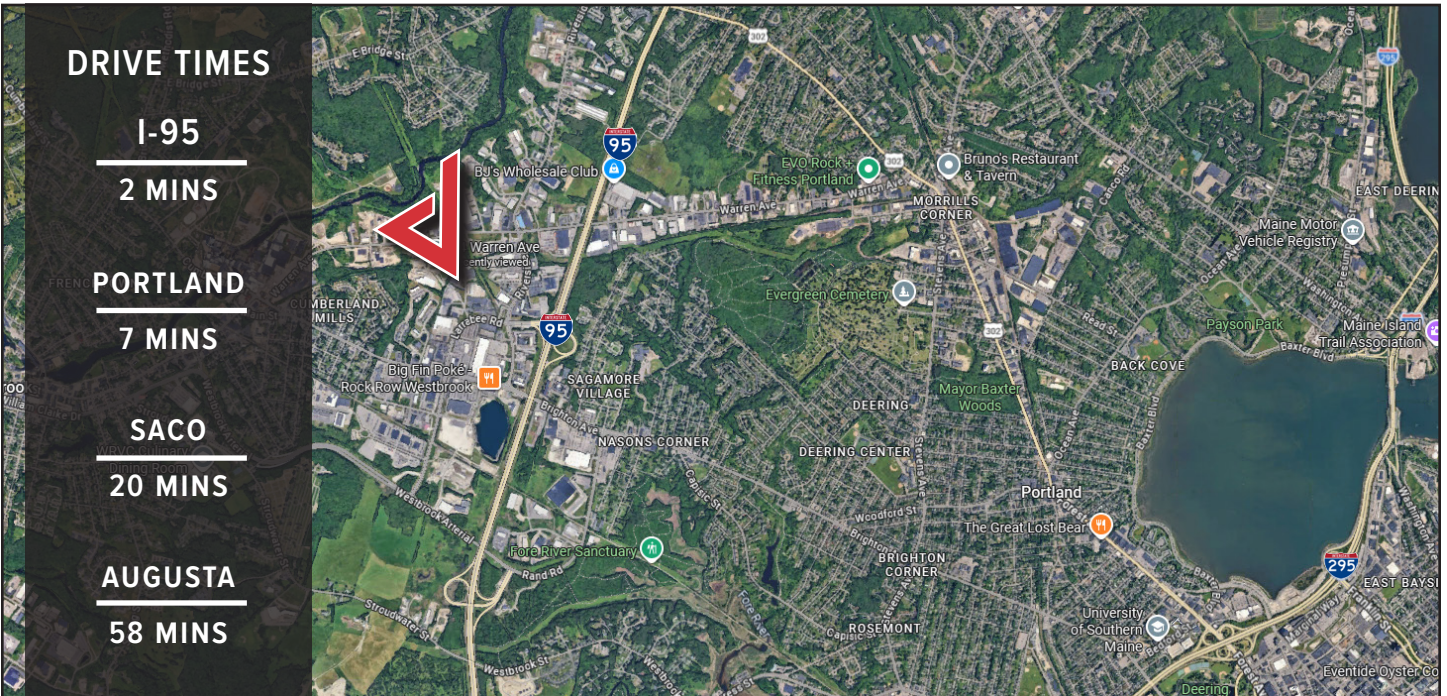
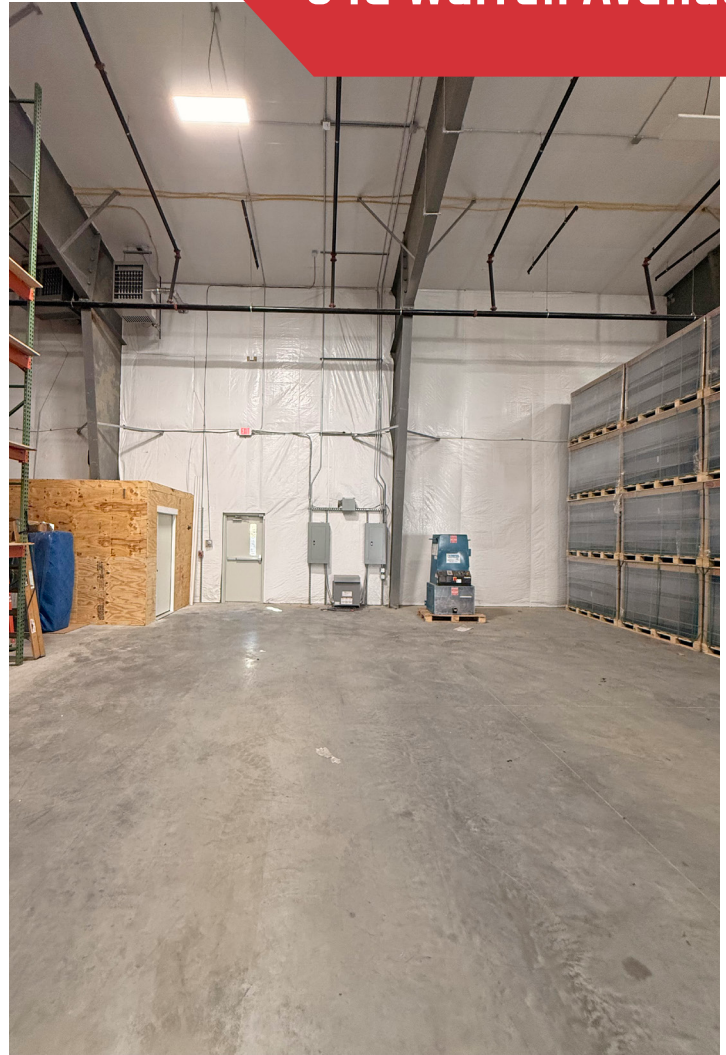


Property Overview

Owner	84G, LLC
Building Size	60,000± SF
Lot Size	3.52± acres
Available Space	7,200± SF, open high-bay warehouse
Zoning	DZ - Dual Zone (Gateway Commercial District & Industrial Park District)
Year Built	2022
Construction	Metal frame, roof and siding
HVAC	Gas-fired units
Ceiling Height	25'±
Loading Docks	Two (2), one drive-up ramp
Electrical	3 Phase, 400 Amp, 220 Volt
Lighting	Fluorescent
Sprinkler System	Yes
Bathrooms	One, unisex
Parking	In common

FOR LEASE : \$9.50/SF NNN - NNN's : \$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.