

# FOR LEASE

## Industrial/Warehouse Space

3,000± SF | \$15.00/SF NNN



## 84H Warren Avenue, Westbrook

### Property Highlights

- Located approximately 1-mile from Maine Turnpike, Exit 48
- Loading dock and drive-in OHD
- Clear span space
- 18' - 24' ceiling height



### Property Description

We are pleased to offer 3,000± SF of light industrial space for lease at 84H Warren Avenue in Westbrook. Located approximately one mile from Maine Turnpike Exit 48, the property features a loading dock, drive-in overhead door, and parking in front of the building.

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## Property Overview

|                      |                                                                           |
|----------------------|---------------------------------------------------------------------------|
| Owner                | 84H, LLC                                                                  |
| Building Size        | 6,000± SF                                                                 |
| Available Space      | 3,000± SF (50' x 60') - 2,850± SF warehouse and 150± SF office & bathroom |
| Lot Size             | 1.23± acres                                                               |
| Assessor's Reference | Map 047, Block H, Lot 005                                                 |
| Real Estate Taxes    | \$9,233.65 (2025-26) or \$1.53/SF                                         |
| Zoning               | Industrial                                                                |
| Year Built           | 2006                                                                      |
| Construction         | Fabricated steel                                                          |
| Roof                 | Steel panels, pitched roof                                                |
| HVAC                 | Gas-fired heating.                                                        |
| Utilities            | Public water & septic, electric, cable                                    |
| Electrical Service   | 200 amps                                                                  |
| Loading Docks        | One (1)                                                                   |
| Drive-in OHD's       | One (1)                                                                   |
| Parking              | Parking in front of building                                              |

**FOR LEASE : \$15.00/SF NNN - Estimated NNNs : \$2.25/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.