

FOR LEASE

Industrial Building

14,952± SF | \$12.00/SF NNN



9 Thomas Drive, Westbrook

Property Highlights

- *Efficient, Freestanding Building*
- *2 Drive-in Doors, Paint Booth*
- *Ample On-Site Parking*



Property Description

We are pleased to offer this efficient, free-standing industrial building for lease at 9 Thomas Drive in Westbrook. This 14,952± SF building sits on 1.69± acres, and features two drive-in doors, 3-Phase power, a paint booth, and 4,872± SF of office. The site has ample, paved parking and is located off Route 22/County Road and is approximately 1 mile from I-95, Exit 46.

Broker Contact

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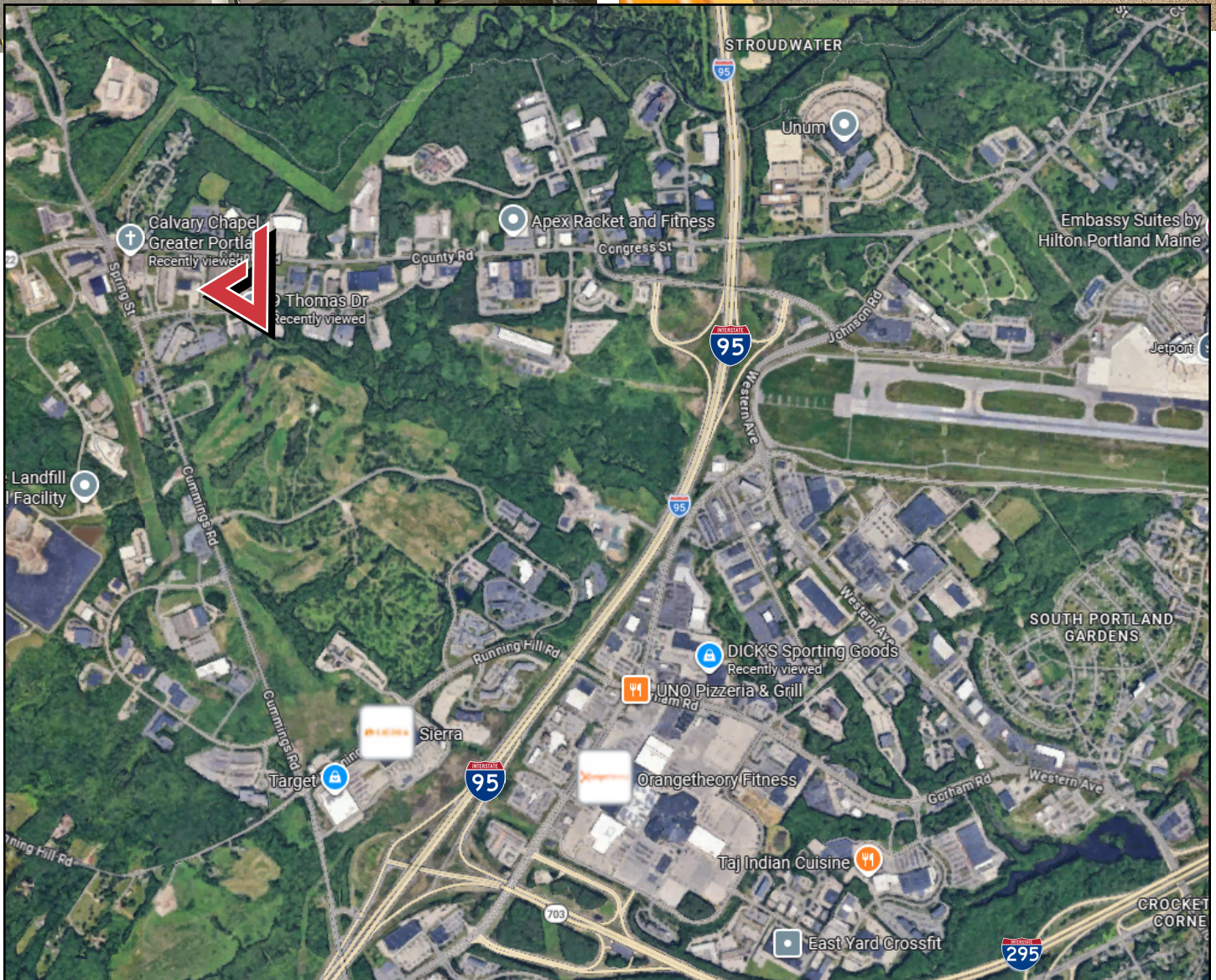
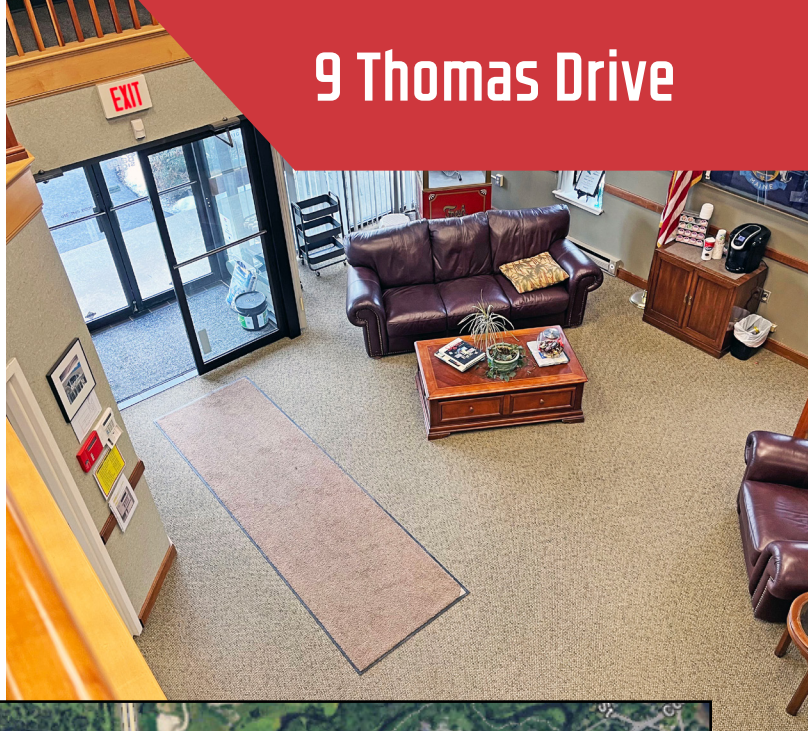


Property Overview

Owner	Berzinis Realty, LLC
Date Available	May 2026
Building Size	14,952± SF
Lot Size	1.69± acres
Space Breakdown	10,080± SF warehouse - 4,872± SF office/flex
Zoning	IDP
Year Built	1987
Building Construction	Block
Roof	Rubber membrane
Siding	Concrete/cinder block
Flooring	Concrete, carpet, tile
Ceiling Height	16'± clear
Drive-in Doors	Two (2), 14' high
Utilities	Municipal water and sewer
HVAC	Central in offices, gas-suspended in warehouse
Electrical	120/208, 3-phase
Lighting	Mix LED and fluorescent fixtures
Sprinkler System	Yes, wet system
Bathrooms	Five (5)
Parking	Abundant on-site

FOR LEASE : \$12.00/SF NNN - Est. NNN Expenses : \$2.25/SF

9 Thomas Drive



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.