

FOR SUBLEASE

Warehouse/Distribution

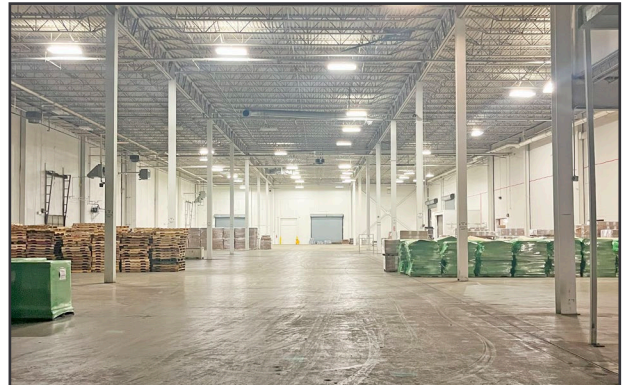
44,626± SF | \$6.75/SF Gross



90 Spencer Drive, Wells

Property Highlights

- Warehouse Space in Wells Business Park
- 8 Loading Docks & 30' Ceiling Height
- 1/2 mile from I-95 Exit 19



Property Description

We are pleased to offer 44,626± SF of warehouse/distribution space for sublease at 90 Spencer Drive in Wells. Located a half mile from the Maine Turnpike, Exit 19 in the Wells Business Park. The space is currently used by Stonewall Kitchen and features 8 loading docks and 30' ceiling heights.

Joe Atwood | joe@dunhamgroup.com

Justin Lamontagne, CCIM, SIOR | justin@dunhamgroup.com

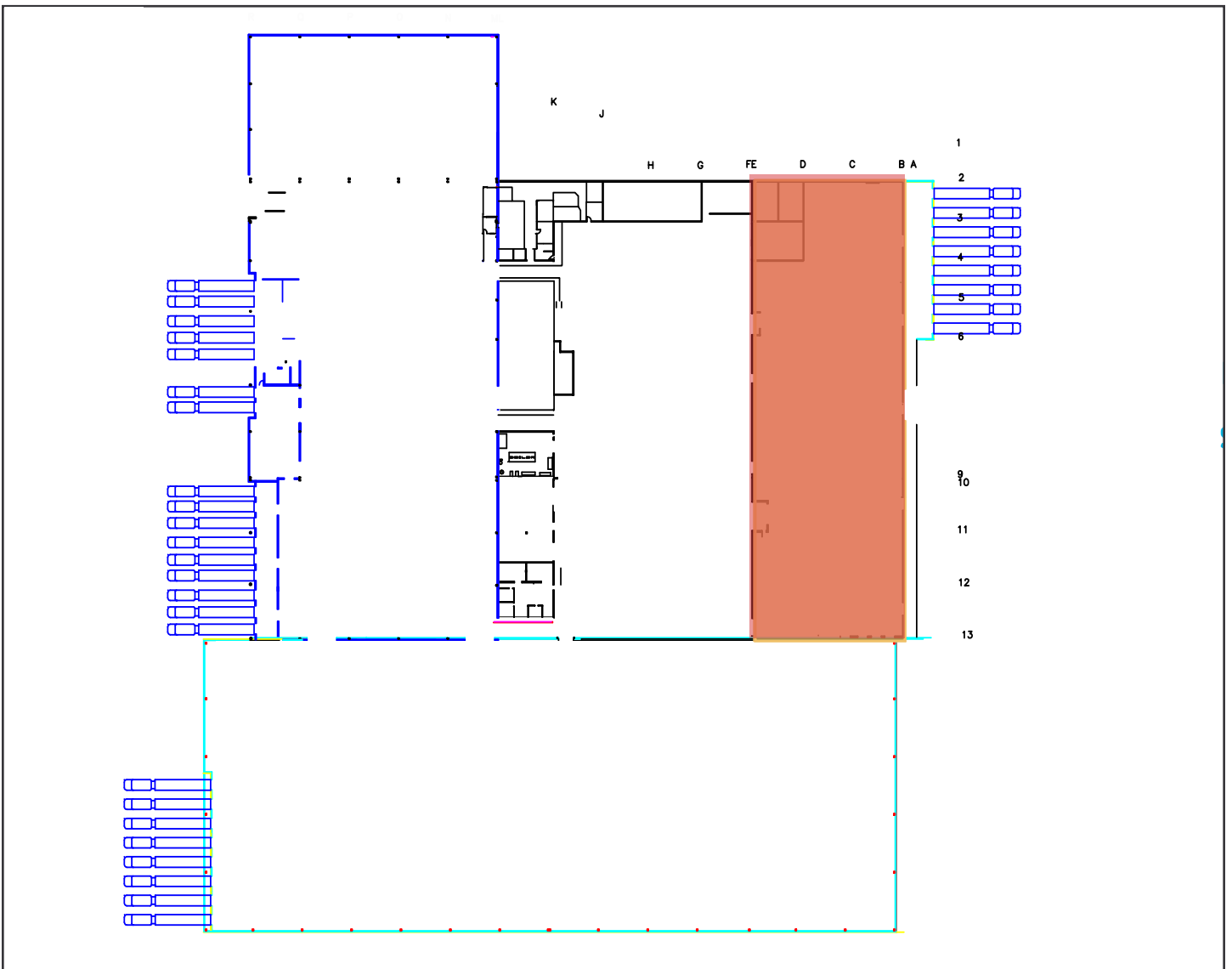
207.773.7100 | dunhamgroup.com

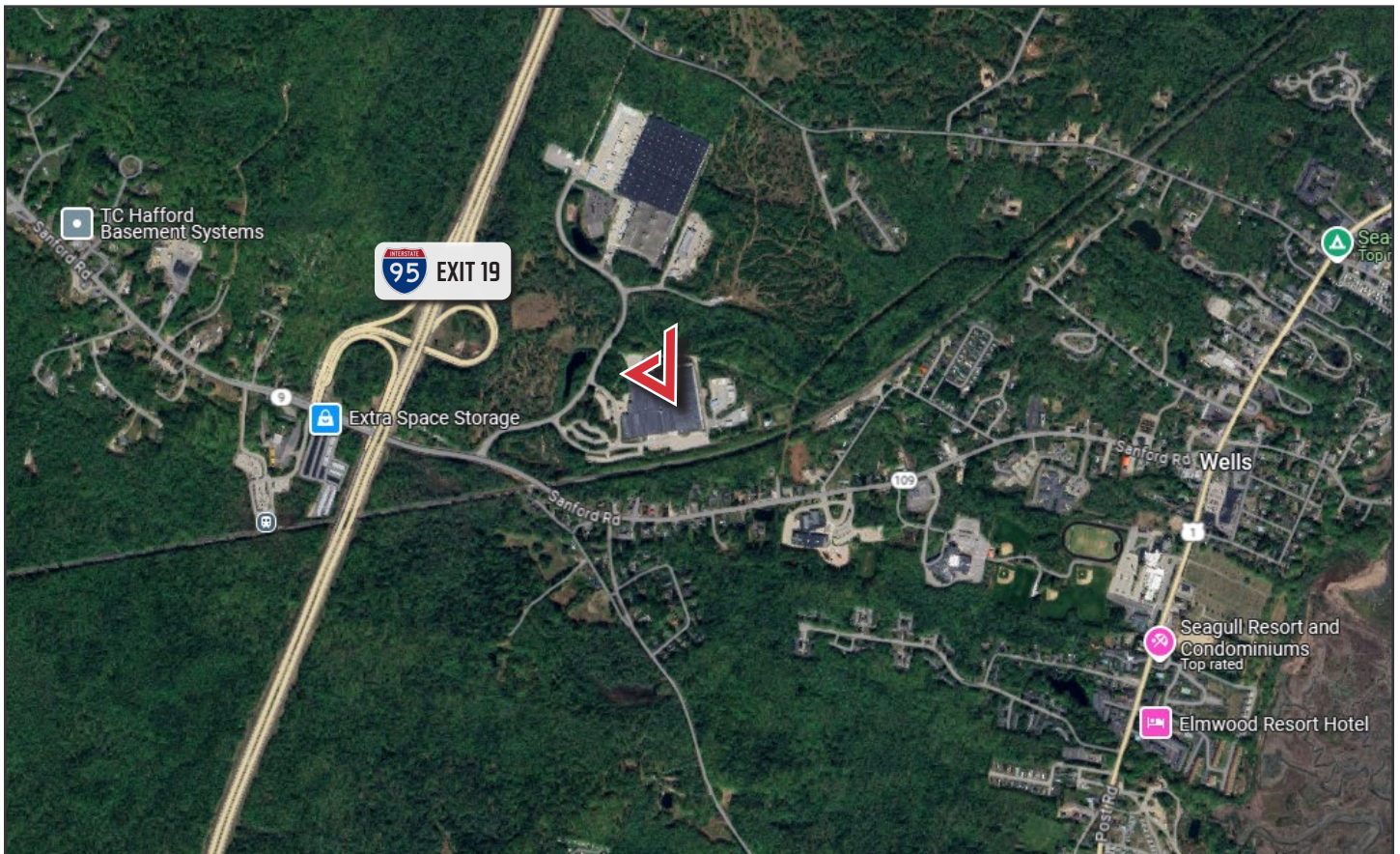
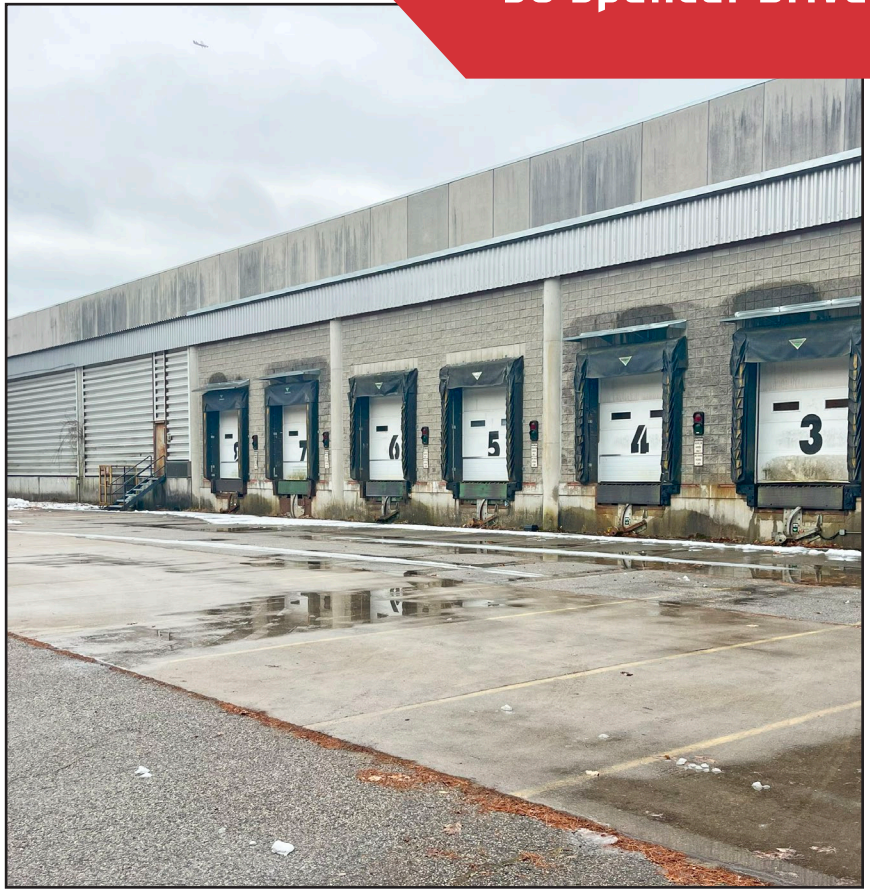


Property Overview

Sublandlord	Stonewall Kitchen, LLC
Building Size	400,000± SF
Space Available	44,626± SF warehouse
Lot Size	41.08± acres
Zoning	Light Industrial
Year Built	1981 & 1999
Building Construction	Concrete and steel
Flooring	Concrete
Utilities	Municipal water and sewer
Ceiling Height	30'
Loading Docks	Eight (8)
Drive-in OHDs	None
Parking	Ample on-site
Other Park Businesses	UPS Customer Center, Shaw's Distribution Center, and VELUX Commercial

FOR SUBLEASE : \$6.75/SF Gross





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.