

For Lease
Industrial Space
12,975± SF | \$7.50/SF NNN



97 Shaker Road - Unit 2

Gray, Maine 04039

Property Highlights

- Two (2) loading docks & grade-level overhead door
- Updated office space
- Visibility from Maine Turnpike/I-95 and Route 25A bypass



Property Description

We are pleased to offer for lease a 12,975± SF industrial warehouse space just minutes from Maine Turnpike/I-95 Exit 63. The 12,000± SF unit features two (2) loading docks, a grade-level overhead door, updated support office space, 225 Amp power and 14'± clear heights. There is also a 975± SF out-building with overhead doors for further storage space. This is an ideal location, centrally positioned between Lewiston/Auburn, Greater Portland and the mid-coast regions.

Broker Contact

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Property Overview

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|----------------------|--|
| Owner | John Galt Holdings, LLC |
| Building Size | 24,000± SF |
| Available Space | 12,000± SF Warehouse 975± SF Out-building 12,975± SF Total |
| Lot Size | 1.71± acres |
| Assessor's Reference | Map 35, Block 20, Lot 41-2 |
| Zoning | General Development/Wellhead Protection II |
| Year Built | Original Building (9,600± SF) 1980 Addition (14,400± SF) 1984 |
| Construction | Butler metal building |
| Road Frontage | 347' frontage along Route 26 and 950' frontage on Maine Turnpike/I-95 |
| Roof | Standing-seam metal roof |
| Eave Height | 13' 9.5"± |
| Floors | Six (6) inch reinforced concrete slab |
| Sprinkler System | None |
| Loading Doors | Two (2) 8' x 10' truck-dock automatic doors, one with leveler One (1) 10' x 10' drive-in door |
| Electrical | 480 Volt, 225 Amp, single-phase |
| Lighting | Fluorescent lighting throughout building |
| Utilities | Municipal water and private septic system |
| HVAC | Propane ceiling mounted blower heat; wall-mounted heat pumps A/C in office |
| Air Circulation | Timed, thermo-controlled central ceiling exhaust fan |
| Restrooms | Two (2) with showers |
| Parking | Ample, paved parking |

FOR LEASE : \$7.50/SF NNN
Estimated NNN's : \$1.49/SF

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