## 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 Justin Lamontagne, CCIM, SIOR 207.773.7100 justin@dunhamgroup.com www.dunhamgroup.com



10 Dana Street, Suite 400 Portland, ME 04101 207.773.7100 dunhamgroup.com

# **Property Overview**

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

## 97 Shaker Road Unit 2







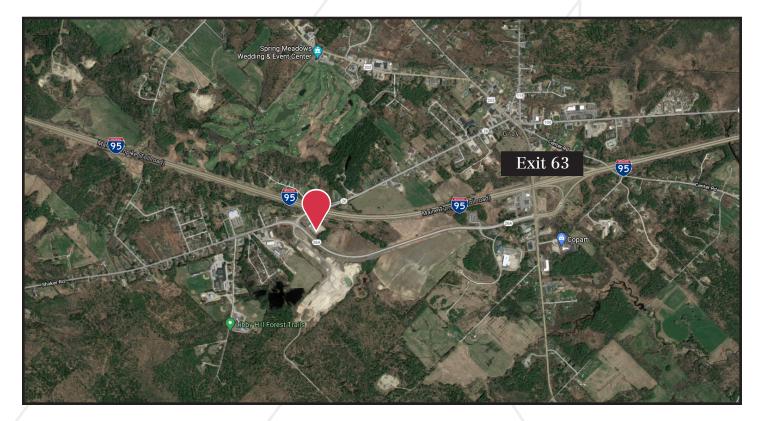






97 Shaker Road Unit 2





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.