

COMMERCIAL SPACE FOR LEASE

510 Wilson Street, Brewer ME
(22,800 SF Warehouse & Office)

**MAINE
COMMERCIAL
REALTY**

207-945-4500



Brewer Maine Warehouse Facility

Conveniently located along the City's primary thoroughfare, this Large, free-span warehouse is located in a prime, multi-tenanted building. It is positioned for rapid logistics, with direct access to I-395 & I-95, facilitating easy transport throughout Penobscot County and beyond. Call for details or arrange a tour.

Space Available: 21,800 square feet Warehouse with office space & breakroom

Ceiling Height: 20' at the eaves in Warehouse (clear span with no posts)

Entry Doors: (2) 12' x 12' OH at front end and (1) 12' x 12' OH at rear of building

HVAC Systems: (2) natural gas Modine heaters and (4) roof mounted units providing heat & AC

Electrical: Large electrical entrance with 240 amp service.

Restrooms: (2) Large, ADA Restrooms

Sprinkler: Wet System throughout

Parking: Plentiful on-site, paved parking at front with paved parking at rear loading area

Rental Rate: Base Rent Negotiable / NNN (CAM & Taxes est. at \$1.95 per sf/year 2026)

**MAINE
COMMERCIAL
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One Merchants Plaza
Ste 303, Bangor, ME



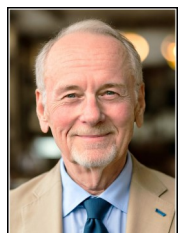
Broker: **John Bonadio**

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John@mainecommercial.com

MaineCommercial.com



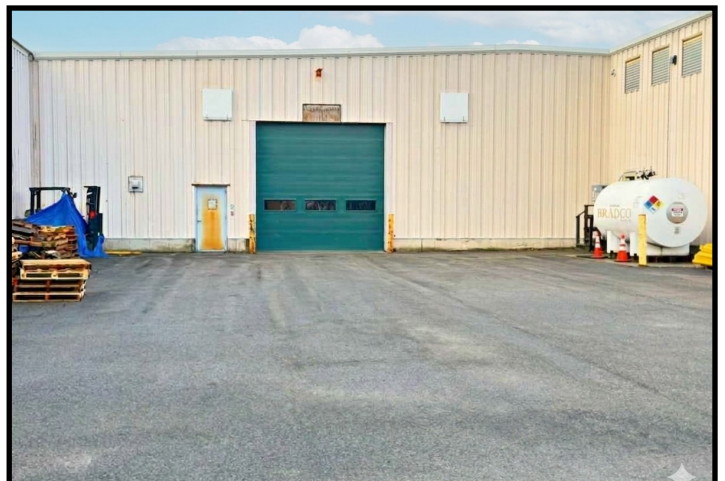
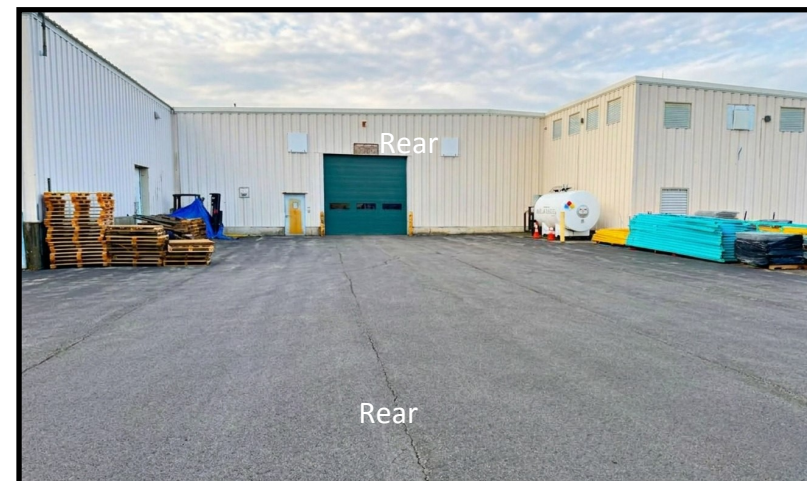
10-MILE RADIUS MAP: BREWER, MAINE



MAP LEGEND

- Primary Roads
- Secondary Roads
- Interstate 395
- Interstate 95
- Parks/Water
- Brewer
- Bangor
- Holden
- 10-Mile Radius

0 2 mi 4 mi
10-mile radius



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