

FOR LEASE



LAB OR LIGHT ASSEMBLY SPACE

39 EISENHOWER DRIVE, WESTBROOK, ME 04092

PROPERTY HIGHLIGHTS

- Lab or light assembly space with offices and shipping area
- 15,413± SF available for lease in this 51,960± SF building
- Located on Eisenhower Drive across from IDEXX Laboratories
- 18' clear height, four (4), 8' x 10' loading docks in an enclosed loading area accessed by three (3), 14' drive-in doors, and ESFR sprinkler system
- On-site parking in common with other tenants
- Available immediately
- Lease Rate: \$12.00/SF NNN



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PROPERTY DETAILS

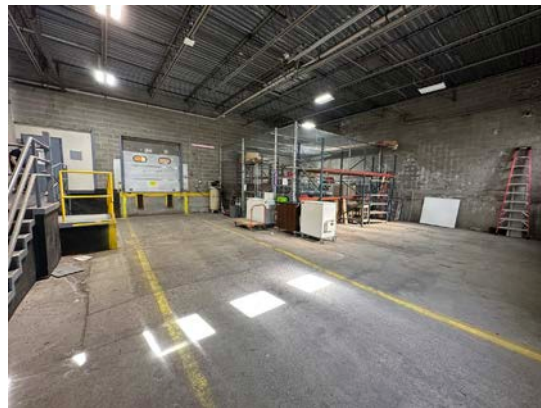
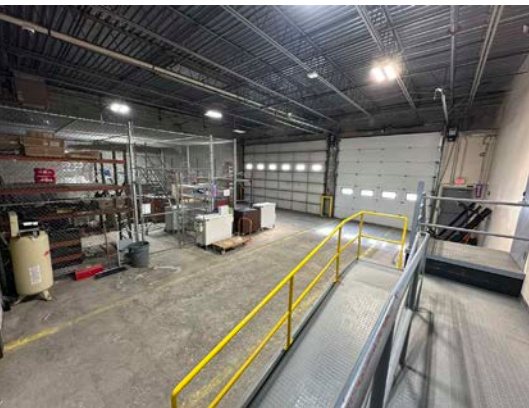
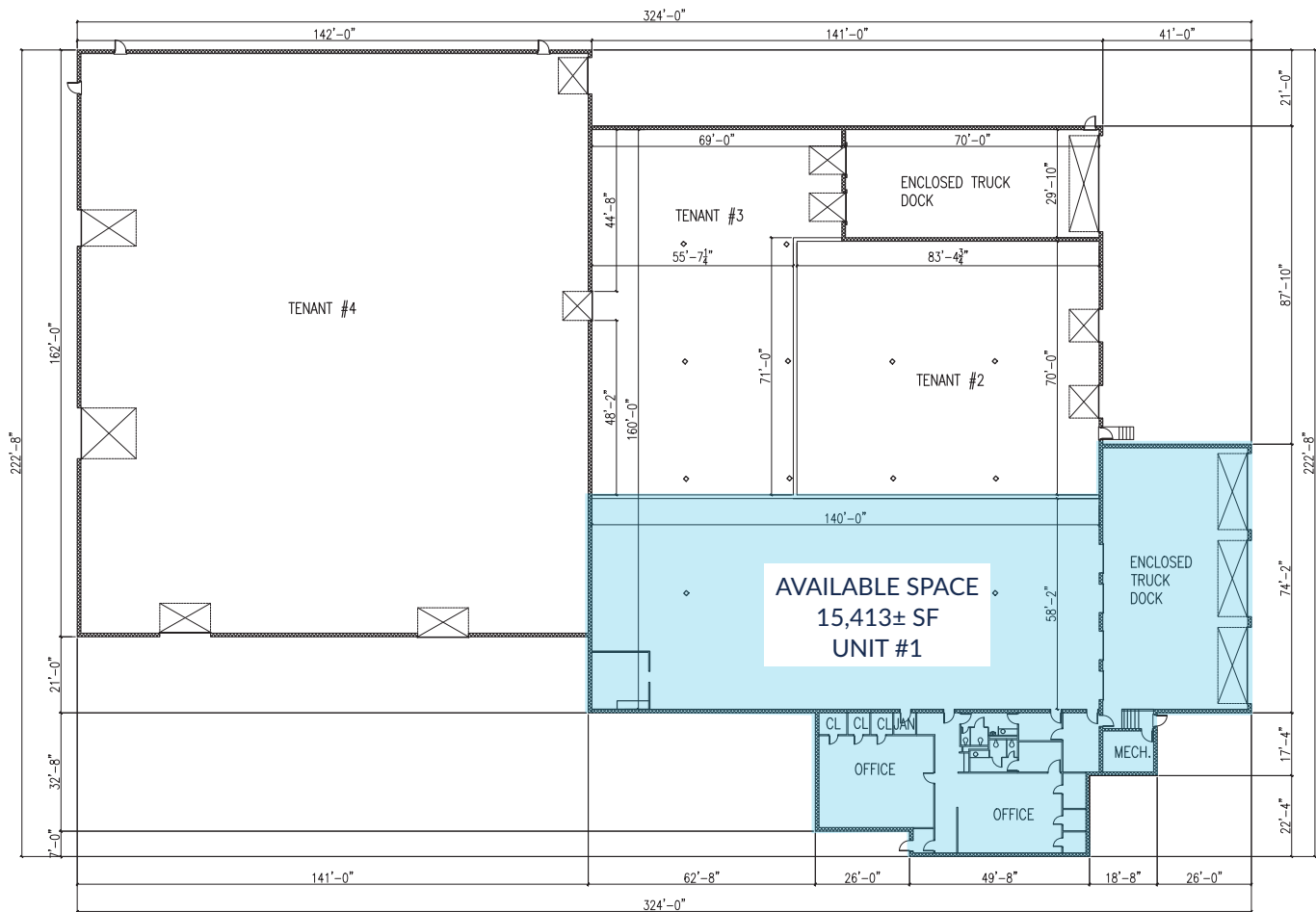
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|--------------------------|---|
| OWNER | 39 Eisenhower Drive, LLC |
| BUILDING SIZE | 51,960± SF |
| AVAILABLE SPACE | 15,413± SF (Unit 1) |
| YEAR BUILT | 1985; addition 2004 |
| CONSTRUCTION | Masonry on steel frame |
| ROOF | Rubber membrane |
| LAND AREA | 4.42± Acres |
| ZONING | MZD - Manufacturing Zone |
| BOOK/PAGE | 34548 / 0237 |
| ASSESSOR'S REF | Map 5, Block B, Lot 11 |
| PARKING | 88± on-site spaces in common with other tenants |
| LOT FRONTAGE | 867' on Eisenhower Drive and Bradley Drive |
| CLEAR HEIGHT | 18' |
| FLOOR | 5" concrete |
| LIGHTING | Recessed LED |
| COLUMN SPACING | 32' x 28' |
| DOCK HIGH DOORS | Four (4), 8' x 10' |
| GRADE LEVEL DOORS | Three (3), 14' high doors |
| POWER | 400 Amp, 240 V, 3-Phase |
| HEATING/COOLING | Gas-fired unit heaters |
| UTILITIES | Municipal water & sewer |
| SPRINKLER | Yes, ESFR system |
| LEASE RATE | \$12.00/SF NNN |
| NNN EXPENSES | \$3.10/SF |
| AVAILABILITY | Immediately |

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FLOOR PLAN



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