



Property Highlights

- 62,500± SF warehouse with three spaces available
- 29,070± SF contiguous (Rooms 2, 3, & 4)
- Room 2: 11,817± SF space with one overhead door that includes 1,170± SF 2nd floor office
- Room 3: 4,700±SF w/access to grade level overhead door
- Room 4: 10,527±SF space that can include a 2,026± SF totaling 12,553± SF with a loading dock
- Large 5.5± AC site with expansive parking area for outdoor storage and fleet parking
- Lease Rate: \$4.00 - \$6.00/SF NNN

Owner	Maine Poly Holding, LLC
Map/Lot	10/022
Building Size	62,500± SF
Lot Size	5.5± AC
Year Built	1970
Construction	Pre-engineered metal building with metal siding
Roof	Rubber membrane and ballast roof
Parking	Surface Lot
Zoning	Commercial
Utilities	Electric hot water heater, propane heat
Sprinkler	N/A
Electrical	3-phase, 4,500± amps
Rail Access	Yes
Loading Docks/Overhead Doors	One (1) loading dock, One (1) overhead door
HVAC	Hanging Modine Heat
Taxes & Insurance	\$1.01/SF (utility expenses billed separately)
Lease Rate	\$4.00 - \$6.00/SF NNN

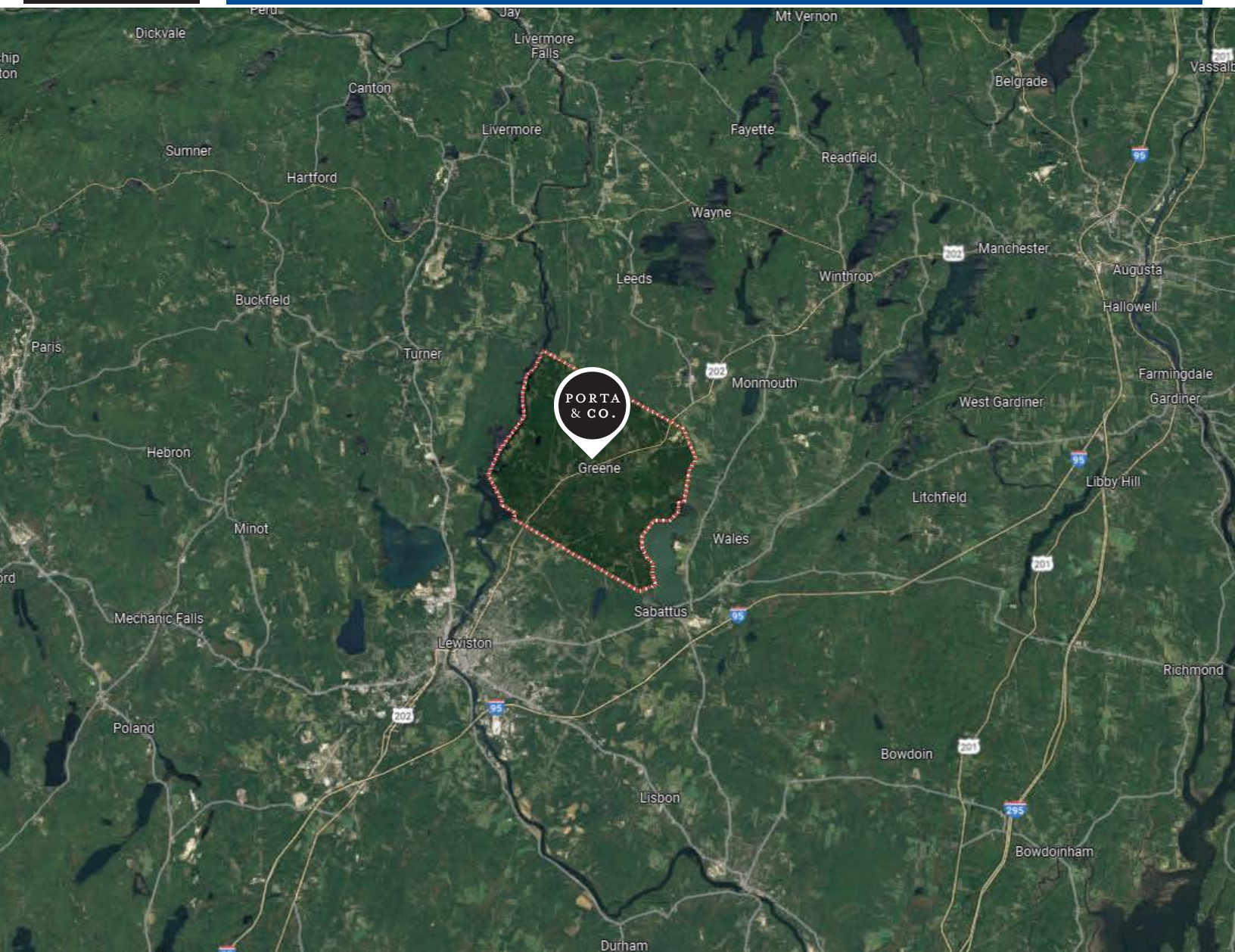


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Photos

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