

**Conveniently Located Top Quality Warehouse Space To Be Constructed Located Just Minutes from Exit 46 of I-95**



**81 County Road—Westbrook, Maine**

**Property Highlights**

- Convenient County Road (Outer Congress Street) Location
- Space Can Be Built-to-Suit
- Ideal for Warehouse/Distribution
- Loading Dock(s) possible
- Exceptional Highway Accessibility
- Outside Storage Available
- Close Proximity to Both I-295 & I-95
- 16,500 sf Available (Subdividable to 1,500 sf Bays with Overhead Door)
- Highly Visible Street Pylon Signage
- New Construction

For more information, please contact:

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Commercial & Residential Real Estate Sales—Leasing—Development—Investment—Acquisition

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**81** County Road offers an excellent opportunity to acquire top quality heated warehouse space with office component available with first class finishes in convenient location just minutes from Exit 46 (former Exit 7A) of the Maine Turnpike with ample on site parking in convenient stripped paved parking lot, street pylon & building façade signage, some outdoor storage possibility, one overhead door per unit large enough to accommodate a tractor trailer, and close to all area amenities with easy access to both I-295 and I-95. Two buildings to be constructed with occupancy 4-5 months from lease signing. Building A is already constructed with 15,000 sf of space fully leased. Building B will offer eleven (11) contiguous 1,500+/- sf units for a total of 16,500+/- sf. Convenient Maine Turnpike access and in close proximity to the popular Colonel Westbrook Executive Park in a rapidly developing area of Westbrook near the Portland City Line and the Portland International Jetport, Maine Mall, and downtown Portland. The best available location with highly visible

**Property Details**

<b>Property Address:</b>	81 County Road—Westbrook, Maine
<b>Owner:</b>	Plummer Properties LLC
<b>Building Size:</b>	Building 1: 15,000+/- sf—FULLY LEASED Building 2: 16,500+/- sf—To Be Built For New Building to be Constructed: <ul style="list-style-type: none"> <li>• Subdividable into 1,500+/- sf units.</li> <li>• To be constructed with 10x10 office</li> <li>• Space can be built to suit.</li> </ul>
<b>Acreage:</b>	10.30+/- acres
<b>Age of Buildings:</b>	New Construction
<b>Construction/Roof:</b>	Prefab Metal, Steel Frame, Metal Roof
<b>Map/Lot:</b>	Map 6, Lot 9
<b>No. of Floors:</b>	One (1)
<b>Exterior:</b>	Vinyl Sided
<b>Ceiling Height:</b>	19'
<b>Overhead Door(s):</b>	One per 1,500+/- sf unit
<b>Parking:</b>	Paved parking on site with outside storage available for tractor trailers
<b>Signage:</b>	Street pylon and building façade
<b>Flooring:</b>	<ul style="list-style-type: none"> <li>• Concrete in warehouse</li> <li>• Carpet and vinyl in office</li> </ul>
<b>Bathroom(s):</b>	One unisex bathroom per 1,500+/- sf unit
<b>Electricity:</b>	Three Phase
<b>Sprinkler:</b>	Wet system throughout
<b>Heat:</b>	Separately metered gas heaters
<b>Zoning:</b>	Industrial Park District (IPD) - Permitted uses include Industrial & Business Office.
<b>Water &amp; Sewer:</b>	Public & underground
<b>Location:</b>	Outer Congress (County Rd.) within minutes of Exit 46 of ME Turnpike and Portland Jetport

**Leasing Details**

<b>Available Space:</b>	Building 1: 15,000+/- sf—100% LEASED Building 2: 16,500+/- sf—Subdividable
<b>Lease Rate:</b>	\$ 8.00/sf NNN—Warehouse Space Only* CAM charges also to be determined * Office lease rate to be determined based on fit out required. See broker.
<b>TI Allowance:</b>	To be determined based on lease terms
<b>Occupancy:</b>	4 months from lease signing for new; immediate for existing space
<b>Lease Term:</b>	Five (5) years preferred
<b>Tenant Pays:</b>	Separately metered utilities & janitorial



**Existing Structure and Adjacent Land**



**Office Fit Out in Existing Building—Similar Quality To Be Offered in Office Component**



**Entrance to Property from County Road Adjacent to Haven's Candies**

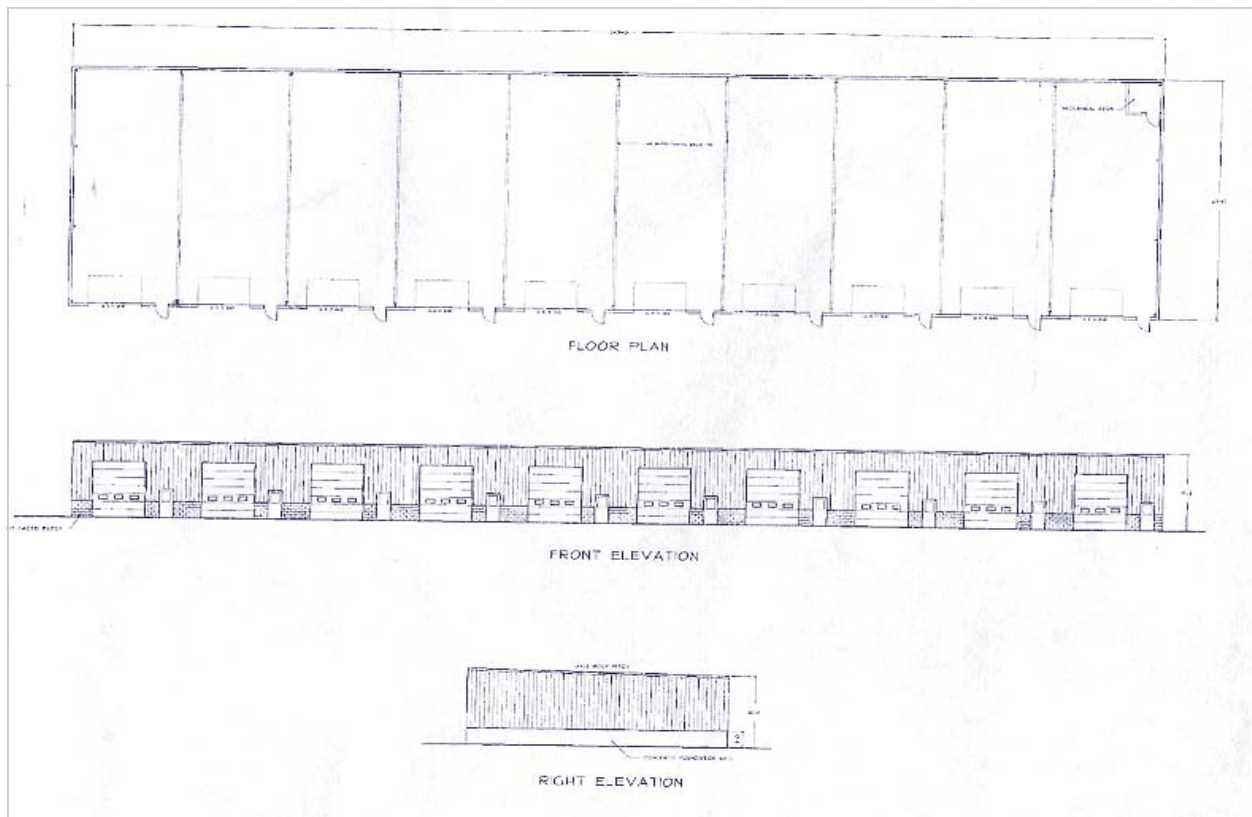


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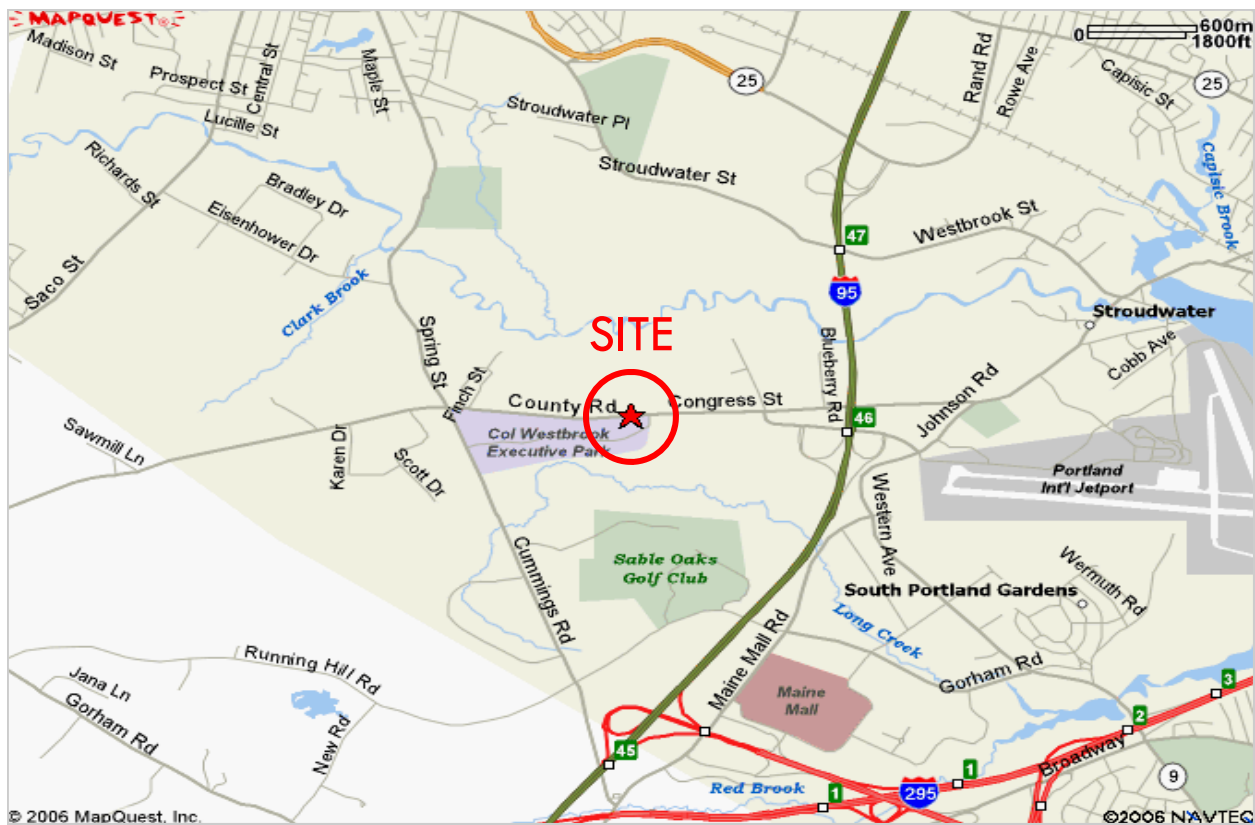
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