

FOR LEASE | MODERN FLEX BUILDING

25 THOMAS DRIVE, WESTBROOK, ME 04092



PROPERTY HIGHLIGHTS

- This modern 16,000± SF warehouse building was constructed in 2004 and is fully air-conditioned. Subdivision to 4,000± SF may be possible.
- The building has 18' ceilings, three-phase, 800 amp electrical services, offers four loading docks and the three overhead doors with the possibility of a fourth.
- 25 Thomas Drive is strategically located in one of the most attractive and well-known executive business parks in the Greater Portland area and is just minutes from the Portland International Jetport and Exit 46 of the Maine Turnpike. I-295 is also close by.



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PROPERTY OVERVIEW

OWNER	Mussel Cove, LLC
AVAILABLE SPACE	4,000 - 16,000± SF
AVAILABILITY DATE	October 1, 2021
LOT SIZE	3.97± Acres
ZONING	IPD - Industrial Park District
UTILITIES	Municipal water, sewer, gas
CLEAR HEIGHT	18'
CONSTRUCTION	Masonry block & steel
SPRINKLERS	Yes, wet

DOCKS/DOORS	4 - Loading Docks 3 - Overhead Doors with a 4th door that can be reinstalled
SIGNAGE	Roadside monument sign at Tenant's expense
PARKING	74± paved parking spaces
ELECTRIC	800 Amp (120/208), 3-phase
REAL ESTATE TAXES	\$1.36/SF (2020/2021)
CAMS (Est.)	\$1.02/SF includes building insurance and management fee. In addition, Tenant pays landscaping, snow removal, building repairs & maintenance, water/sewer, HVAC costs and electricity.
LEASE RATE:	\$12.00/SF NNN

CONTACT US



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