

# FOR LEASE | FLEX/OFFICE/WAREHOUSE BUILDING

8 THOMAS DRIVE, WESTBROOK, ME 04092



## PROPERTY DETAILS

- 15,000± SF flex, office, warehouse or industrial space plus mezzanine area
- 20' to ceiling deck, 19' to support beam, 16' clear under HVAC
- Two loading docks and one overhead door
- HVAC throughout
- 108 parking spaces on-site
- Convenient location near the Portland International Jetport and Maine Mall area
- Area businesses include United Rentals, Maine Bankers Association, Cinemagic, Idexx, Acadia Insurance, Goodyear Tire and Johnson Supply among others



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OWNER OF RECORD	Westport Realty LLC
ASSESSOR'S REFERENCE	Map 3, Lot 104
DEED	Book 16644, Page 243
BUILDING SIZE	15,000± SF plus mezzanine area
LOT SIZE	1.71± Acres
AVAILABLE SPACE	15,000± SF (Entire Building)
AVAILABILITY DATE	Immediate
RESTROOM	Men's & Women's locker rooms with showers
YEAR BUILT	2004
CONSTRUCTION	Concrete/cinder
ROOF	Flat, tar and gravel
FOUNDATION	Concrete slab
HVAC	Central A/C
UTILITIES	Public water/sewer
CEILING HEIGHTS	20' to ceiling deck 19' to support beam 16' clear under HVAC
LOADING DOCKS/OVERHEAD DOOR	Two loading docks One overhead door
PARKING	108 spaces on-site
SIGNAGE	Prominent building signage at tenant's expense
ACCESS	One mile to ME Tpke Exit 46 1.5 miles to ME Tpke Exit 45
ZONING	Industrial Park District
LEASE RATE	\$12.00 SF/yr (NNN)
NNN EXPENSES (EST.)	R.E. Taxes - \$1.88/SF CAMs - \$1.81/SF TOTAL - \$3.69/SF

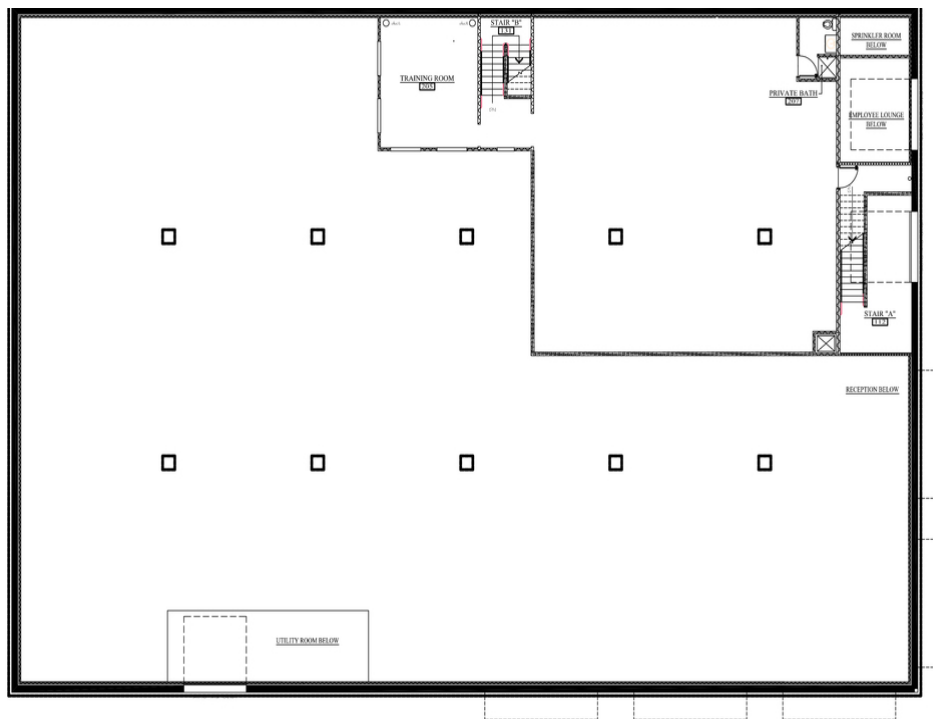
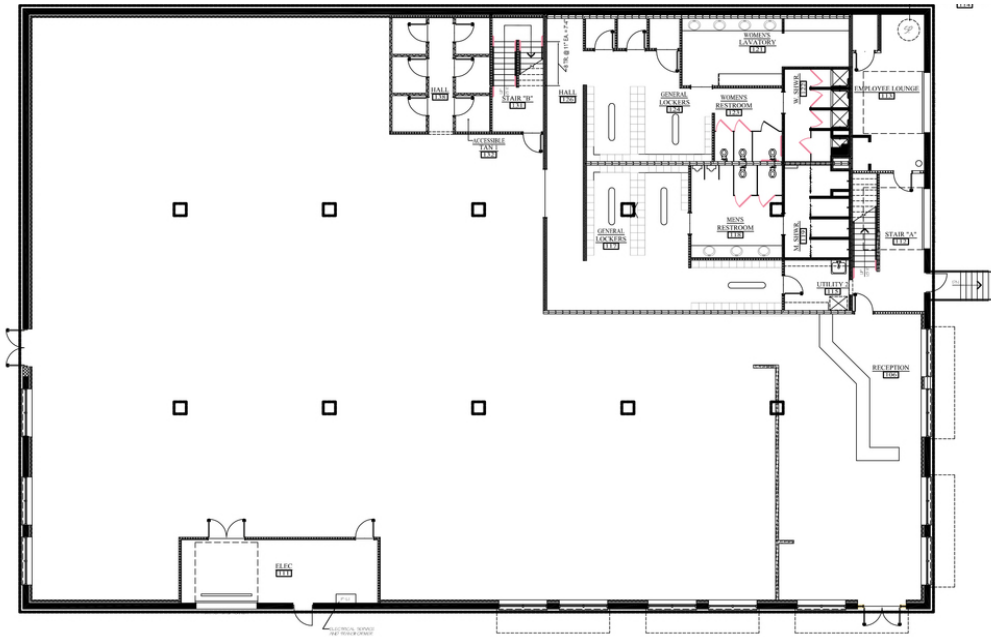


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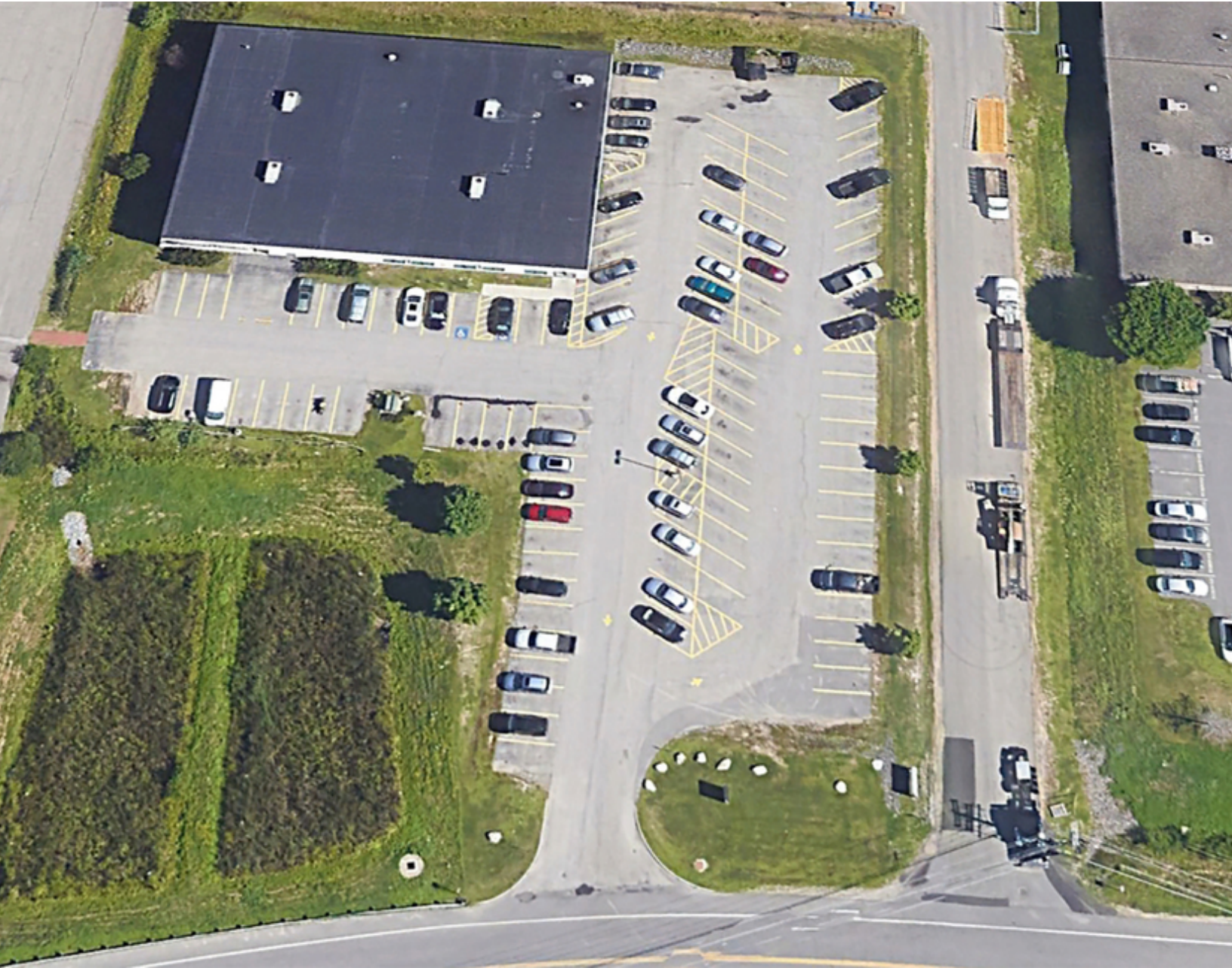


## FLOOR PLANS

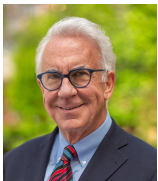


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