

FOR LEASE

Industrial/Warehouse

4,370± SF | \$9.95/SF NNN



35 Bradley Drive, Westbrook

Property Highlights

- *Approximately 2-miles to I-95 and I-295*
- *LED lighting and natural gas heating*
- *Available immediately*
- *Loading docks and drive-in OHDs*



Property Description

We are pleased to offer 4,370± SF of office and industrial space at 35 Bradley Drive in Westbrook. Located in Five Star Industrial Park, the property is near Maine Turnpike Exits 45 and 46, and is minutes away from the Portland Jetport and the Maine Mall area.

Broker Contact

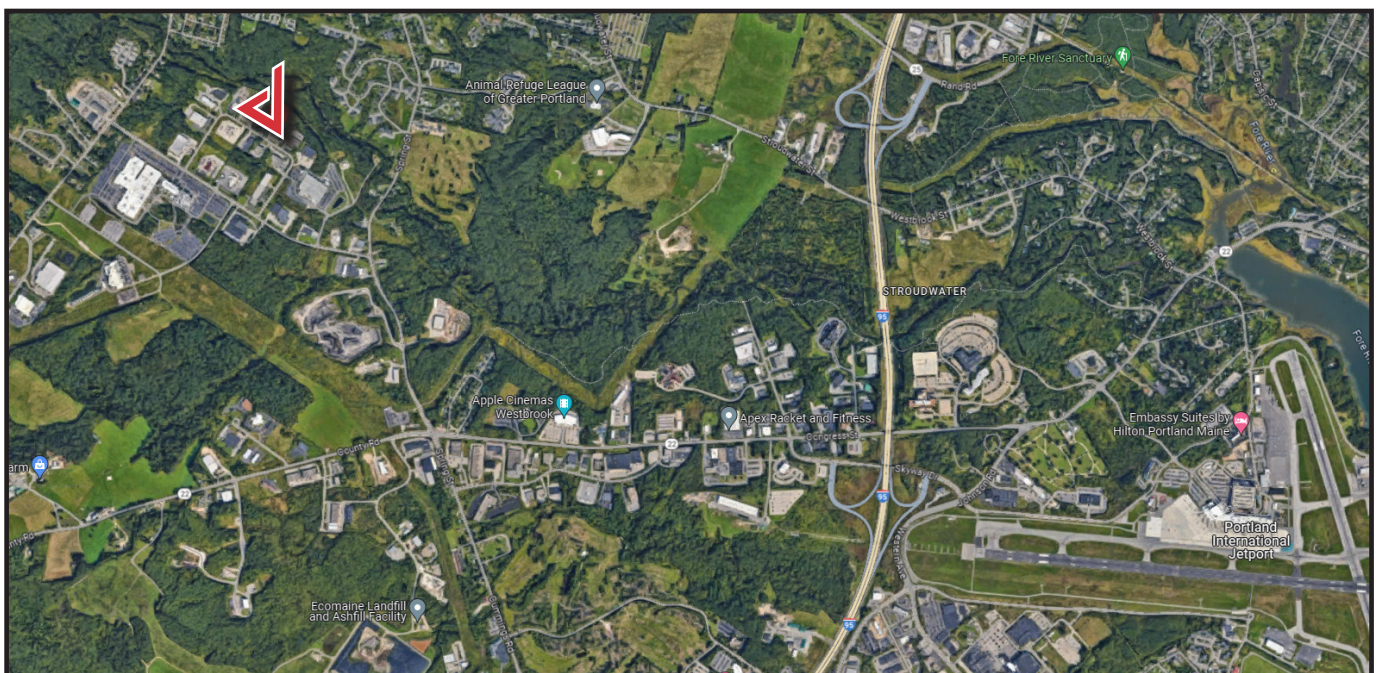
Greg Hastings, SIOR | greg@dunhamgroup.com
207.773.7100 | dunhamgroup.com

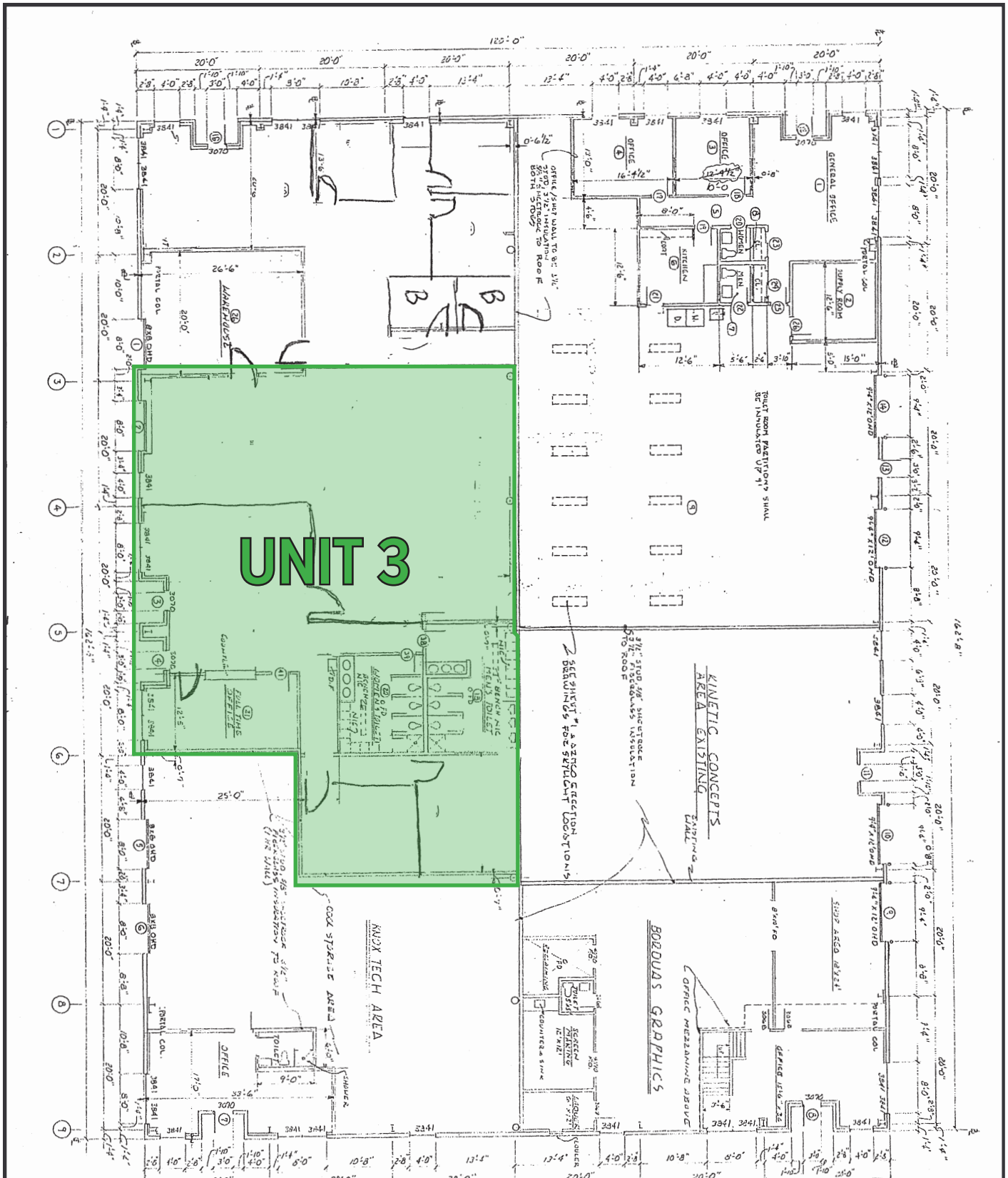


Property Overview

Owner	35 Bradley Drive, LLC
Building Size	19,520± SF
Available Space	Unit 3 : 4,370± SF
Zoning	Industrial
Construction	Armco metal building
Roof	Sloped metal
Siding	Metal
Floor	Concrete slab
Lighting	T-5 fluorescent and LED fixtures
Electrical	200 AMP
Clear Height	16' ±
Utilities	Municipal water and sewer, natural gas
Heat	Office - HVAC Warehouse - Gas-fired FHA units
Sprinklers	Full coverage with a wet pipe system
Loading Doors	Unit 3 : One (1) loading dock door
Parking	Ample paved parking
Miscellaneous	On-site storage containers available for rent

FOR LEASE : \$9.95/SF NNN





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.