

41 Eisenhower Drive, Westbrook, ME

61,120 +/- SF logistics hub for sale

(47,400 +/- SF warehouse & 13,720 +/- SF office)

50' +/- clear span

24' +/- clear height

Six adjustable docks & two overhead doors

800 amp 3-phase in warehouse

400 amp 3-phase in office

Two conference rooms

Two-story training/demonstration room

275 SF kitchen/lunch room

60 +/- parking spaces

Trailer staging area

Natural gas & public utilities

Built 1985

Butler Manufacturing 25,000 SF warehouse addition built 2000

Varco Pruden 20,000 SF warehouse addition built 2003

6.04 +/- acres

MZD zone

005-B-010

Five Star Industrial Park: Plan Book 134 & Page 64

Source deed: 6815 & 196

Deed restriction terminations: 19992 & 270, 40639 & 338

\$8,750,000 (\$143/SF)

Two miles to Maine Turnpike

Three miles to PWM

Melissa Cyr, LCSW, Realtor

207.232.6546

Melissa.cyr@exprealty.com

Michael Rogers, MBA, Realtor

207.318.9984

Michael.c.rogers@exprealty.com

Jim Litrocapes, Realtor

207.415.7103

Jim.litrocapes@exprealty.com



41 Eisenhower Drive, Westbrook, ME



Bradley Dr



Approximate boundary area.



Eisenhower Dr



Idexx Dr



41 Eisenhower Drive, Westbrook, ME



Source: Westbrook GIS



41 Eisenhower Drive, Westbrook, ME
61,120 +/- SF logistics hub for sale
(47,400 +/- SF warehouse & 13,720 +/- SF office)



Melissa Cyr, LCSW, Realtor **Michael Rogers, MBA, Realtor** **Jim Litrocapes, Realtor**
207.232.6546 **207.318.9984** **207.415.7103**
Melissa.cyr@exprealty.com **Michael.c.rogers@exprealty.com** **Jim.litrocapes@exprealty.com**

Agency represents the Seller. While information is from sources deemed reliable, no warranty or representation, expressed or implied, is made to its accuracy. Purchaser shall rely upon its own due diligence. May 27, 2025