



477 WASHINGTON JUNCTION ROAD  
HANCOCK, ME, 04640

## PROPERTY HIGHLIGHTS

- 4,500± SF end-unit in multi-tenant industrial building
- 0.5± acres of outdoor storage, formerly a landscaping business
- Visible location for signage, approximately 20 minutes to MDI
- 14 - 18' ceilings, clear span steel structure.
- Building has recently undergone capital improvements. Space will include new heating system
- Lease Rate: \$10.00/SF NNN



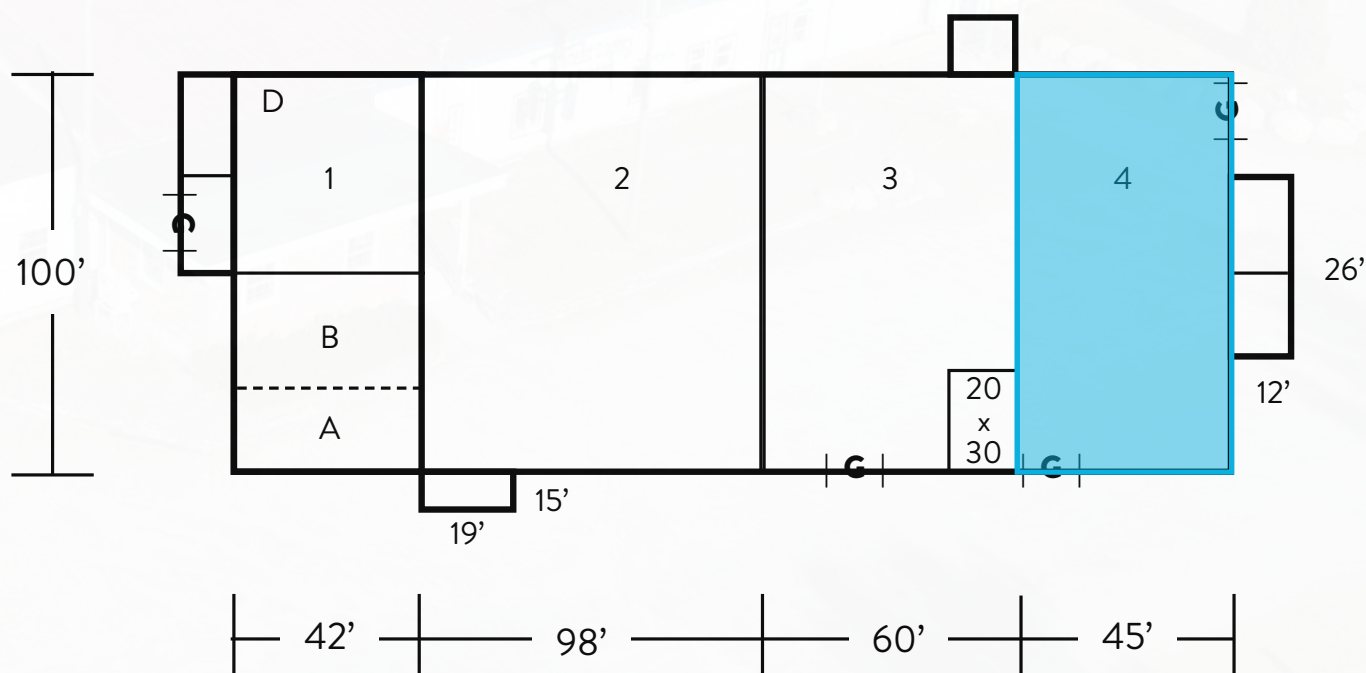
# FOR LEASE

FLEX INDUSTRIAL UNIT  
WITH OUTDOOR STORAGE

## PROPERTY DETAILS

OWNER OF RECORD	HORCH DOWNEAST, LLC	POWER	200 amp service
BOOK/PAGE	7334/800	UTILITIES	Public water & private sewer
ASSESSOR'S REFERENCE	227/26	CEILING HEIGHT	14' at eaves, 18' at center
AVAILABLE SPACE	Unit 4: 4,500± SF	CLEAR HEIGHT	12'
DATE AVAILABLE	Immediately	GRADE LEVEL DOORS	Two (2) 10' x 12' doors
BUILDING SIZE	25,000± SF	CONSTRUCTION	Steel frame
LOT SIZE	5.2± AC	NNN EXPENSES	\$2.65/SF
LOT FRONTAGE	500' on Washington Junction Road	LEASE RATE	\$10.00/SF NNN

## FLOOR PLAN



\*Not drawn to scale



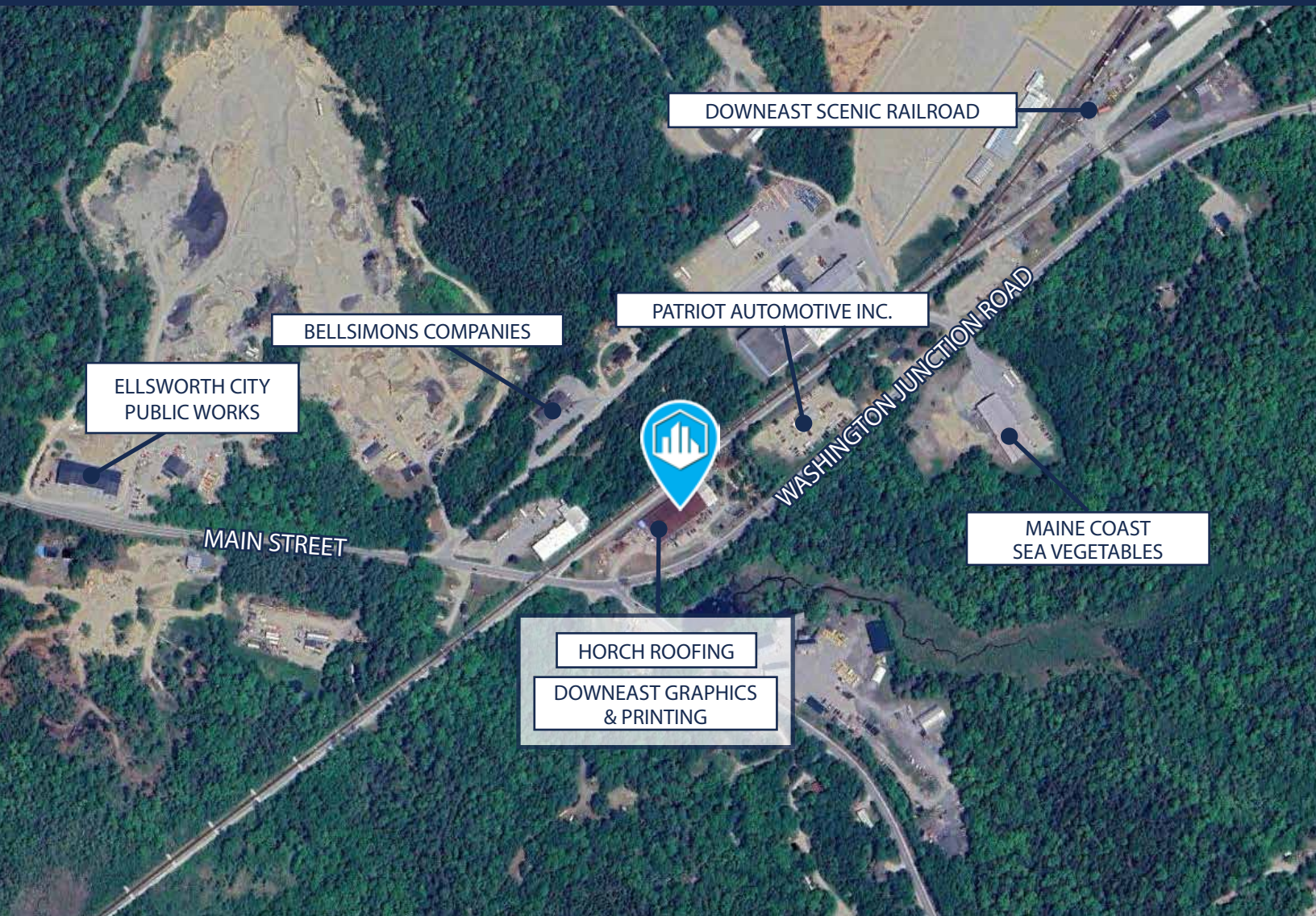
**FOR LEASE | FLEX INDUSTRIAL UNIT WITH OUTDOOR STORAGE**  
477 WASHINGTON JUNCTION ROAD, HANCOCK, ME 04640





# FOR LEASE | FLEX INDUSTRIAL UNIT WITH OUTDOOR STORAGE

477 WASHINGTON JUNCTION ROAD, HANCOCK, ME 04640



## CONTACT US



**ROY DONNELLY**  
ASSOCIATE BROKER

+1 207.553.1736D

+1 207.356.1327 C

[RDONNELLY@BOULOS.COM](mailto:RDONNELLY@BOULOS.COM)

