# 9 CUTTS ROAD KITTERY, ME

# FOR SALE



## HIGH VISIBILITY MANUFACTURING/WAREHOUSE

### **PROPERTY SPECIFICATIONS**

BUILDING SIZE:	113,353 SF
LOT SIZE:	27 ACRES
ZONED:	IB
YEAR BUILT:	1967
CONSTRUCTION:	METAL, STEEL FRAME
CEILING HEIGHT:	11'-14'
LOADING:	8 LOADING DOCKS 1 DRIVE-IN
ROOF:	RUBBER MEMBRANE

PARKING:	78 SPACES (EXPANDABLE)
POWER:	2000 AMPS, 480 Volts, 3 Phase
HEAT:	PROPANE
UTILITIES:	TOWN WATER + SEWER

### HIGHLIGHTS

- Expansion potential adjacent to Kittery Outlets
- Easy access to Interstate (I-95)
- 10 minutes north of Portsmouth, NH
- Both I-95 and Rt. 1 frontage



FOR MORE INFORMATION CONTACT:

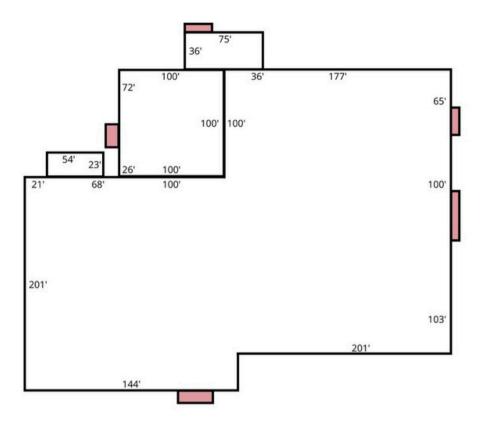
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**FLOOR PLAN** 



### SITE PLAN



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## **LOCATION & ACCESS**



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