

**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

**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

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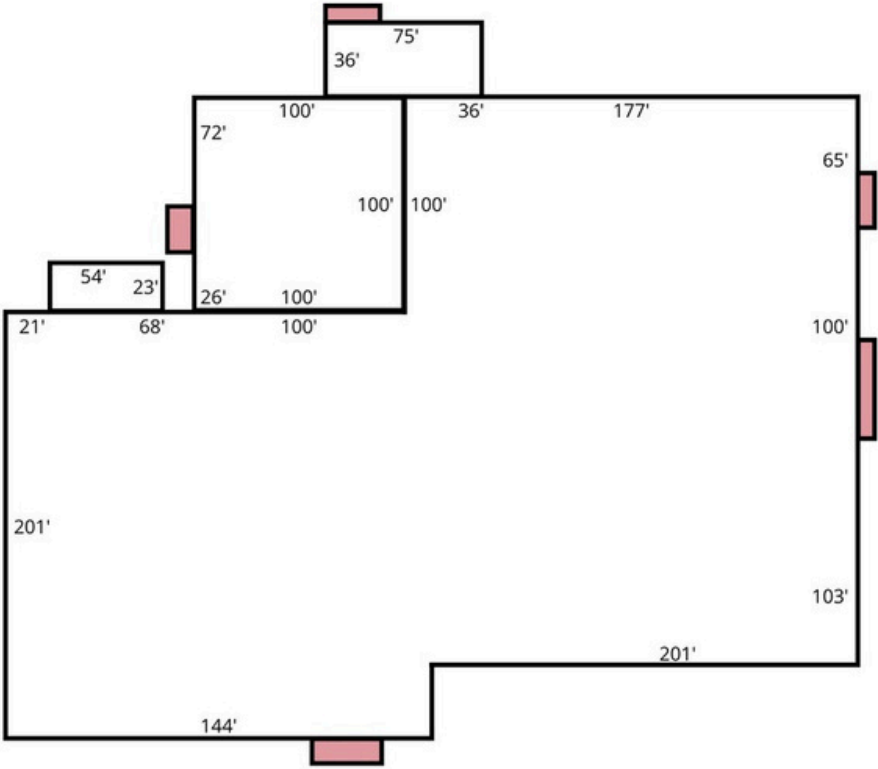
**FOR MORE INFORMATION CONTACT:**

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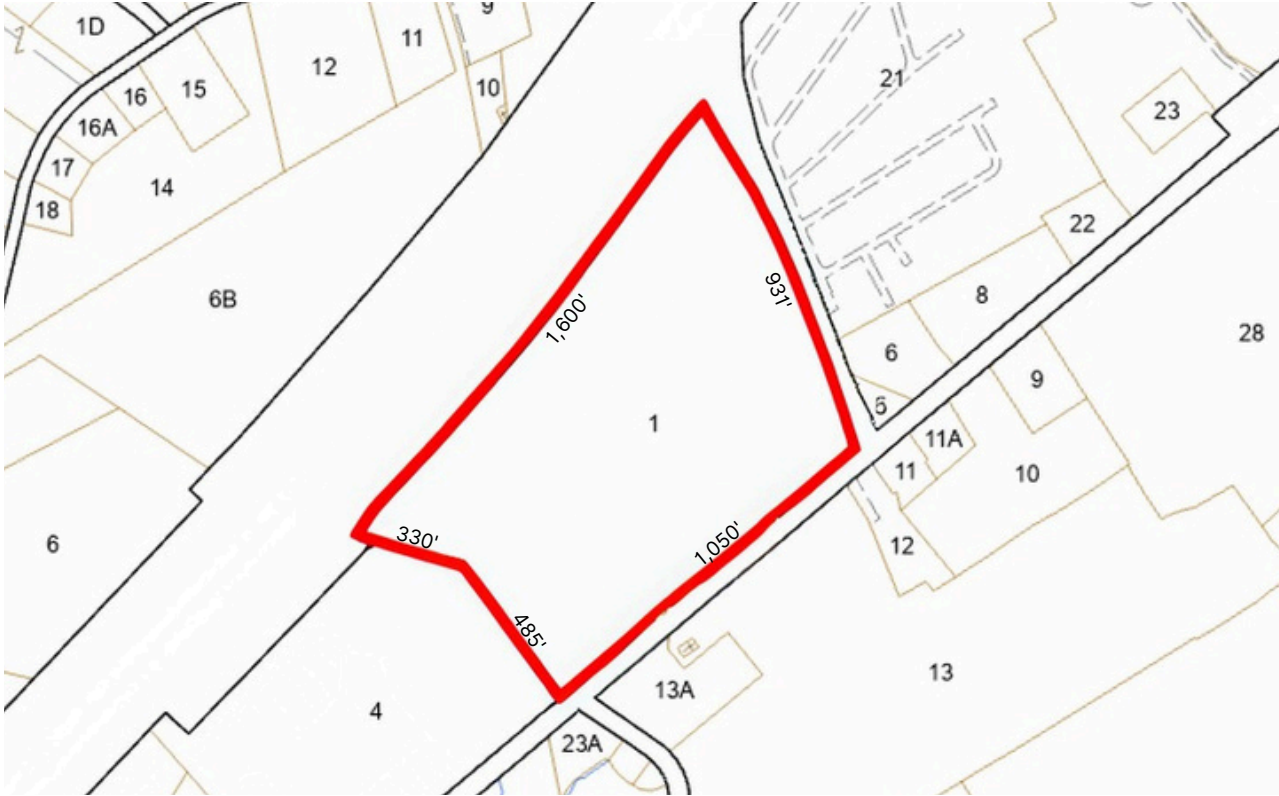
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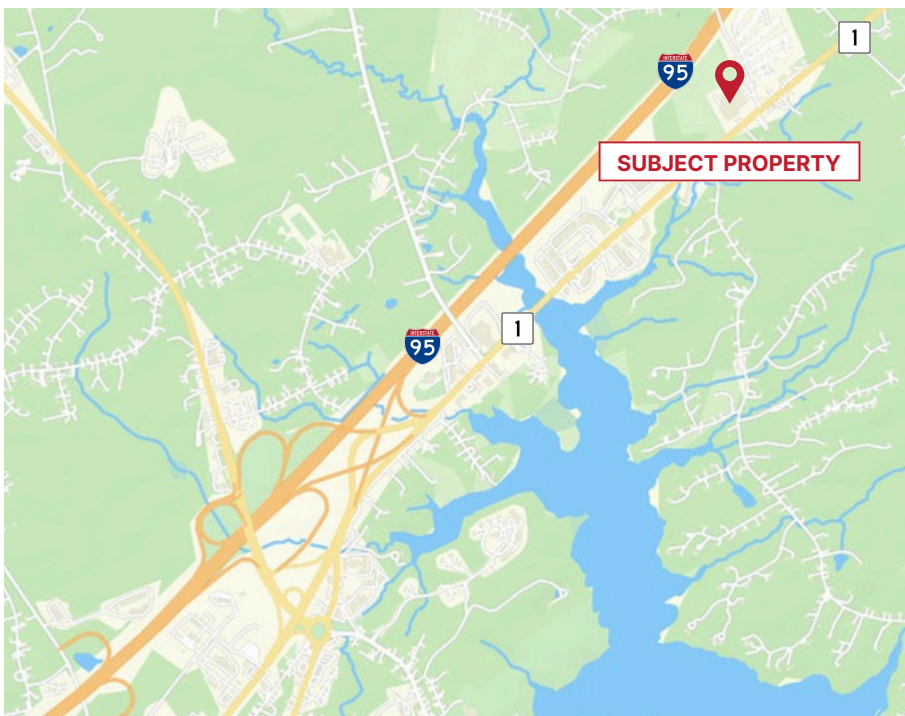
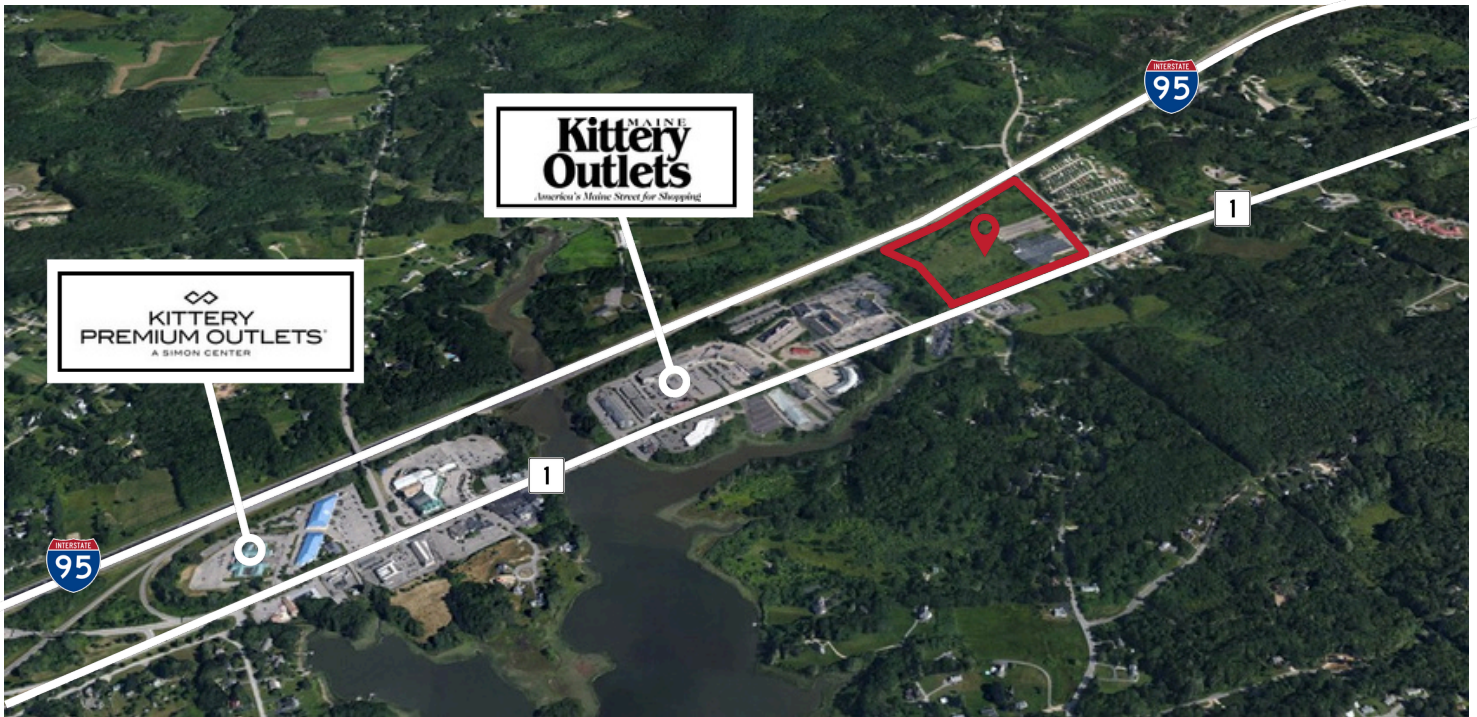
FLOOR PLAN



SITE PLAN



## LOCATION & ACCESS



1,600'± FRONTAGE



1,050'± FRONTAGE



931'± FRONTAGE CUTTS RD.

### CONVENIENT ACCESS

PORTSMOUTH, NH

3.9 MILES

BOSTON, MA

61 MILES