

## WAREHOUSE SPACE



# FOR LEASE

11 OCTOBER ROAD  
NAPLES, ME 04055

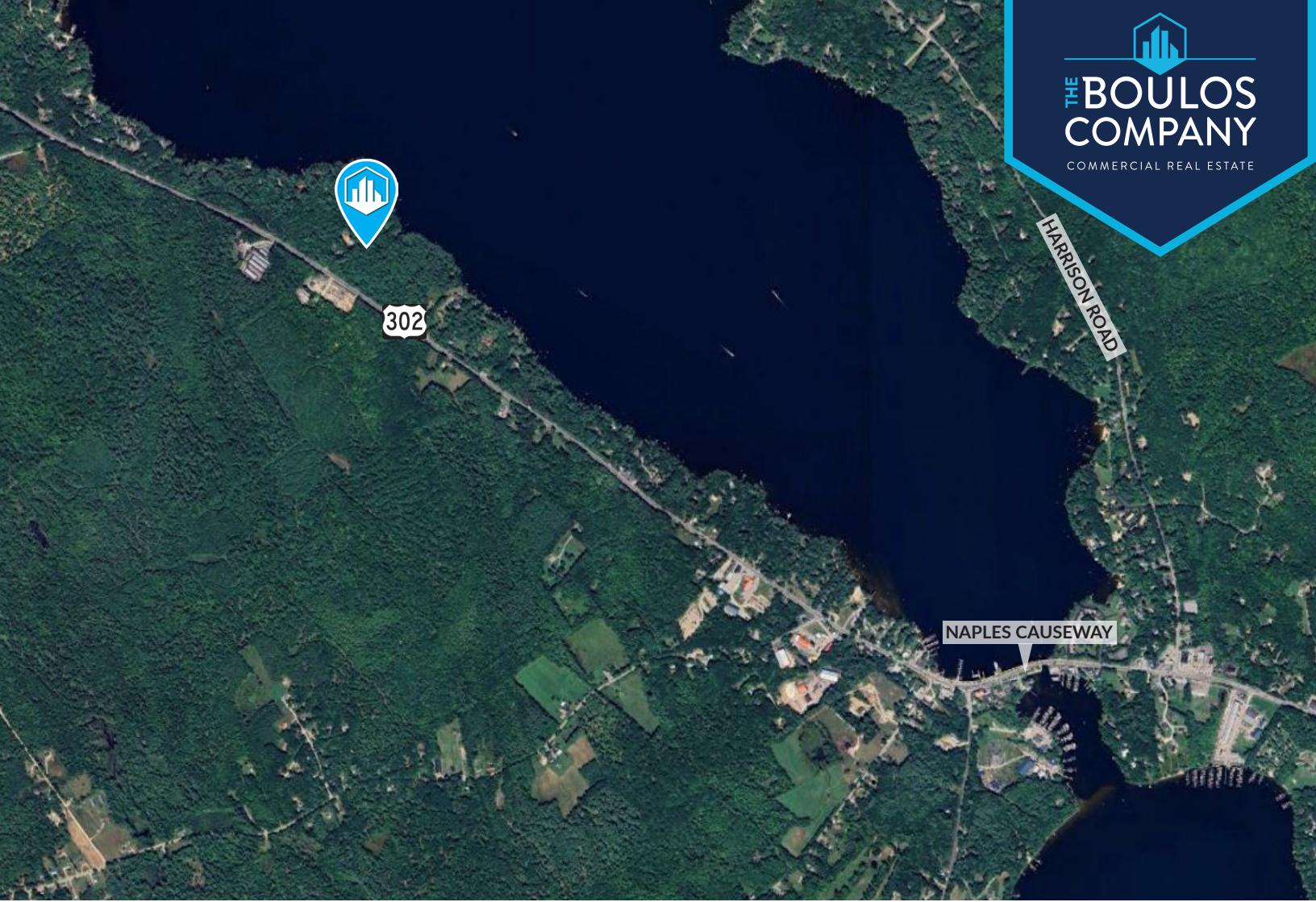
- $1,250 \pm$  SF -  $3,750 \pm$  SF of warehouse space available for lease.
- Located off high-traffic Route 302 minutes from Naples Causeway and all the Lakes Region has to offer.
- The property will feature two (2) brand new 10' x 10' drive-in overhead doors (OHDs), all new windows, and a new heating system prior to occupancy.
- Lease rate: \$8.00/SF NNN (lease rate subject to change depending on tenant buildout requirements and subdivision plan).

## PROPERTY HIGHLIGHTS

<b>OWNER OF RECORD</b>	11 October Road, LLC
<b>ASSESSOR'S REFERENCE</b>	Map U36, Lot 009
<b>BOOK/PAGE</b>	40926 / 182
<b>BUILDING SIZE</b>	5,000± SF
<b>SPACE AVAILABLE</b>	1,250± SF - 3,750± SF
<b>LAND AREA</b>	1.30± AC
<b>YEAR BUILT</b>	2006
<b>YEAR RENOVATED</b>	2024
<b># OF STORIES</b>	One (1)
<b>DRIVE-IN DOORS</b>	Two (2) 10' x 10'
<b>ZONING</b>	General Commercial
<b>UTILITIES</b>	Well/Septic
<b>SRINKLER</b>	Wet, Dry, ESFR
<b>HEATING SYSTEM</b>	Forced Air; Gas Bottled Propane
<b>CEILING HEIGHT</b>	12'
<b>CLEAR HEIGHT</b>	12'
<b>POWER</b>	Single-Phase; 4 Panels; 225 Amps/each
<b>LEASE RATE</b>	\$8.00/SF NNN
<b>EST. NNN EXPENSES</b>	TBD (\$0.71/SF Taxes)

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## CONTACT US



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