



WAREHOUSE SPACE

FOR LEASE

11 OCTOBER ROAD
NAPLES, ME 04055

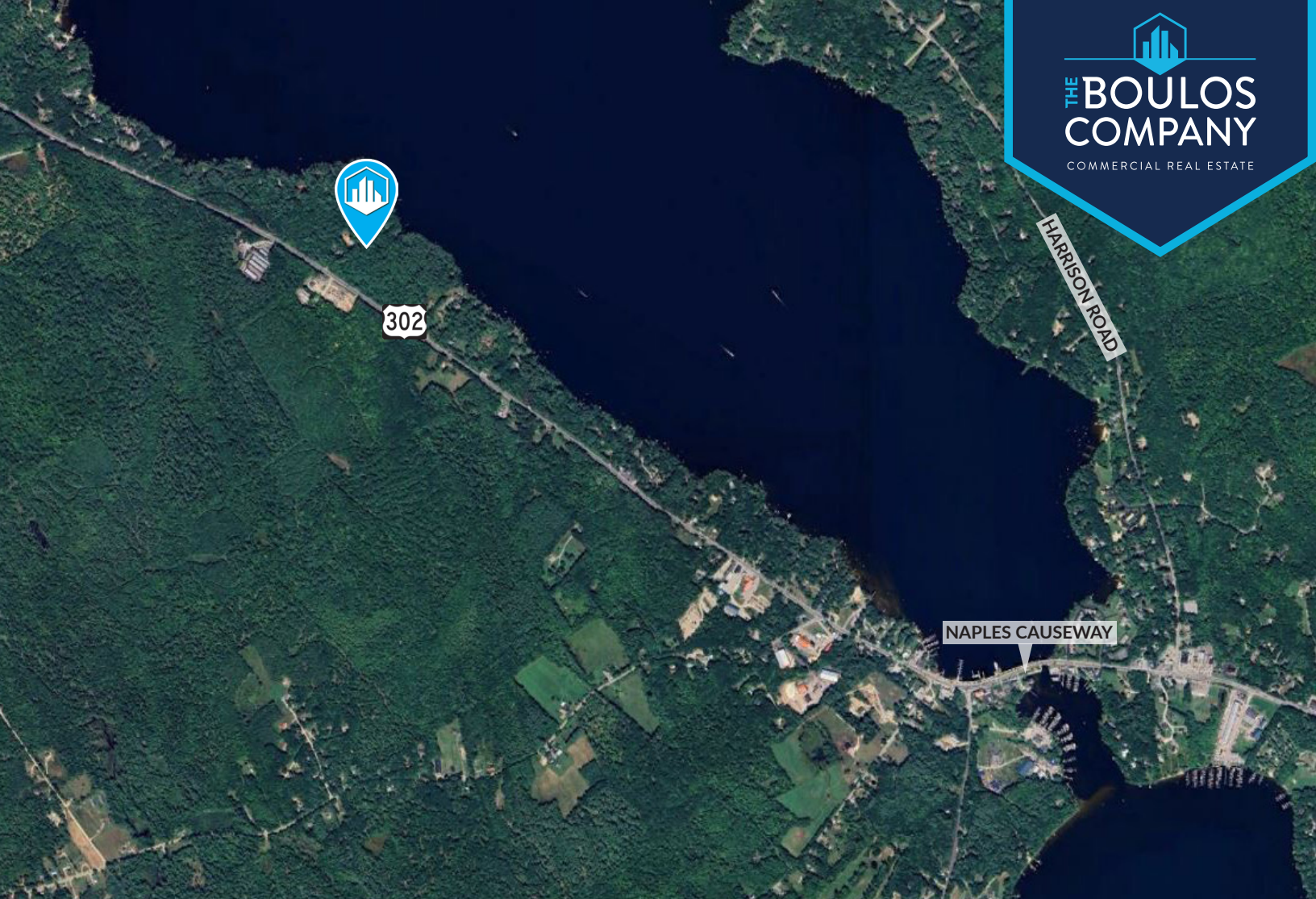
- 1,250± SF - 3,750± SF of warehouse space available for lease.
- Located off high-traffic Route 302 minutes from Naples Causeway and all the Lakes Region has to offer.
- The property will feature two (2) brand new 10' x 10' drive-in overhead doors (OHDs), all new windows, and a new heating system prior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

PROPERTY HIGHLIGHTS

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

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