

FOR  
LEASE



**LARGE SCALE, HIGH-BAY WAREHOUSE**

90 SPENCER DRIVE  
WELLS, ME 04090



## PROPERTY HIGHLIGHTS

- 243,346± SF of high-bay manufacturing/distribution warehouse space available for lease in Southern Maine
- ½ mile to Wells Exit 19 on the Maine Turnpike (I-95)
- Subdivision potential
- Ceiling height up to 40'
- Join Velux America!
- **Lease Rate: \$7.95/SF NNN**

# PROPERTY DETAILS

OWNER	J&S Trust	CEILING HEIGHT	23' - 40'
DEED REFERENCE	8830/0049	COLUMN SPACING	40' x 40'
ASSESSOR'S REFERENCE	Map 50, Lot 27	DOCKS/DOORS	16 loading docks and one (1) drive-in door
BUILDING SIZE	400,087± SF	SPRINKLER SYSTEM	Wet system
AVAILABLE SPACE	243,346± SF (subdivisible to 59,032± SF)	HEATING & COOLING	Gas-fired
DATE AVAILABLE	June 2026 (59,032± can be available immediately)	UTILITIES	Municipal water and sewer
YEAR BUILT	1981 with subsequent additions. High-bay addition built in 1999.	ELECTRICAL	Available space is serviced by seven (7) separately metered services fed from a 13,400 volt main feed stepped down to 480 volts as follow: Feed 1: 800-amp, 480 volt    Feed 5: 600-amp, 480 volt Feed 2: 400-amp, 480 volt    Feed 6: 100-amp, 480 volt Feed 3: 600-amp, 480 volt    Feed 7: 400-amp, 480 volt Feed 4: 200-amp, 480 volt <b>TOTAL: 3,100-amp, 480 volt</b>
LOT SIZE	39.02± AC	PARKING	Ample on-site vehicle & trailer parking
ZONING	Light Industrial District	NNN EXPENSES	\$1.37/SF
CONSTRUCTION	Precast concrete and steel	LEASE RATE	\$7.95/SF NNN

# FLOOR PLAN

Max Contiguous: 243,346± SF

**Space A:**

1st Floor: 133,633± SF

2nd Floor: 18,819± SF

Total: 152,452± SF

**Space B:**

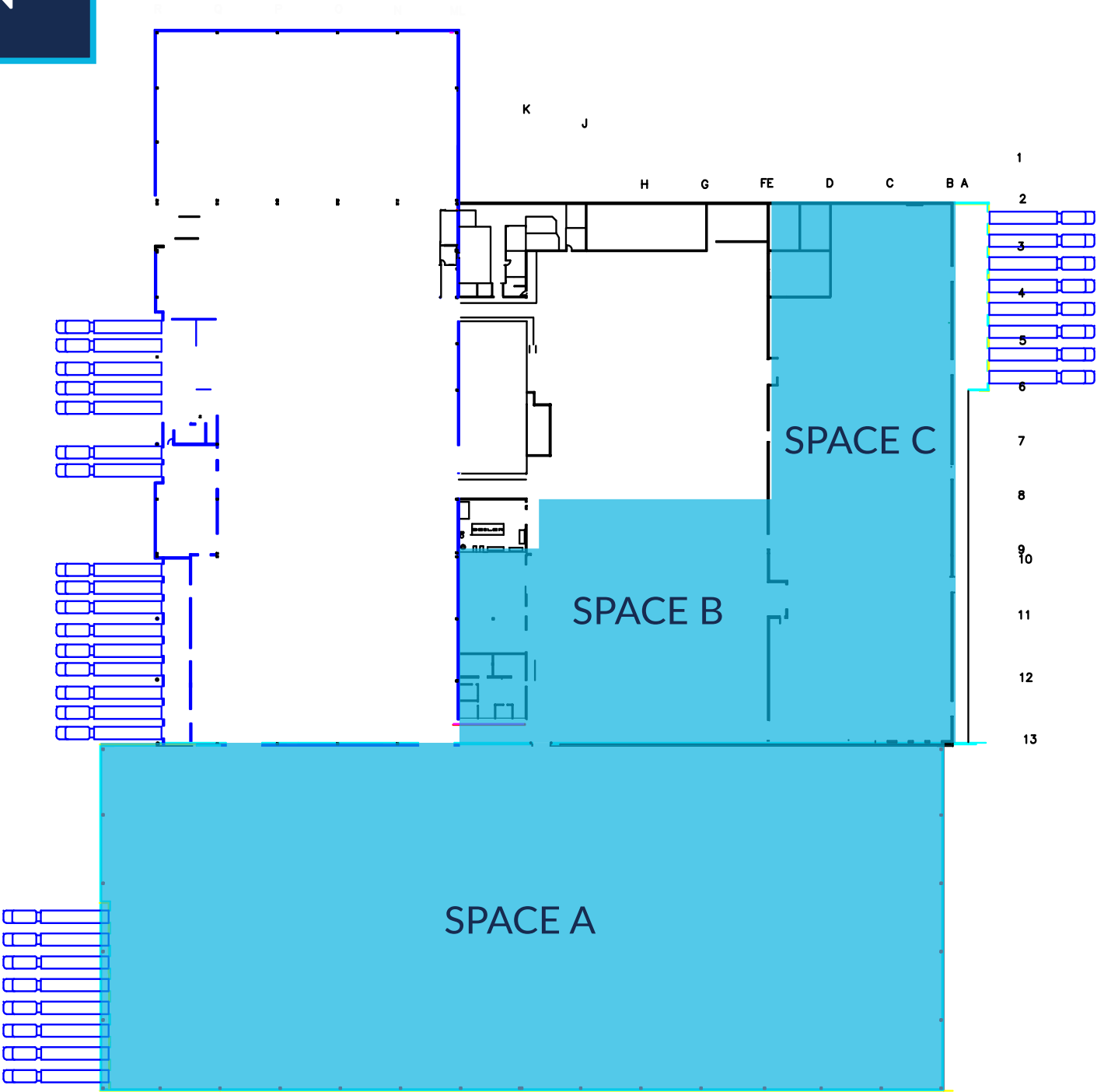
Total: 31,861± SF

**Space C:**

1st Floor: 49,849± SF

2nd Floor: 9,183± SF

Total: 59,032± SF



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# LOCATION

## DRIVE TIMES & DISTANCE

**PORTLAND:** 33 MIN | 32.0 MI

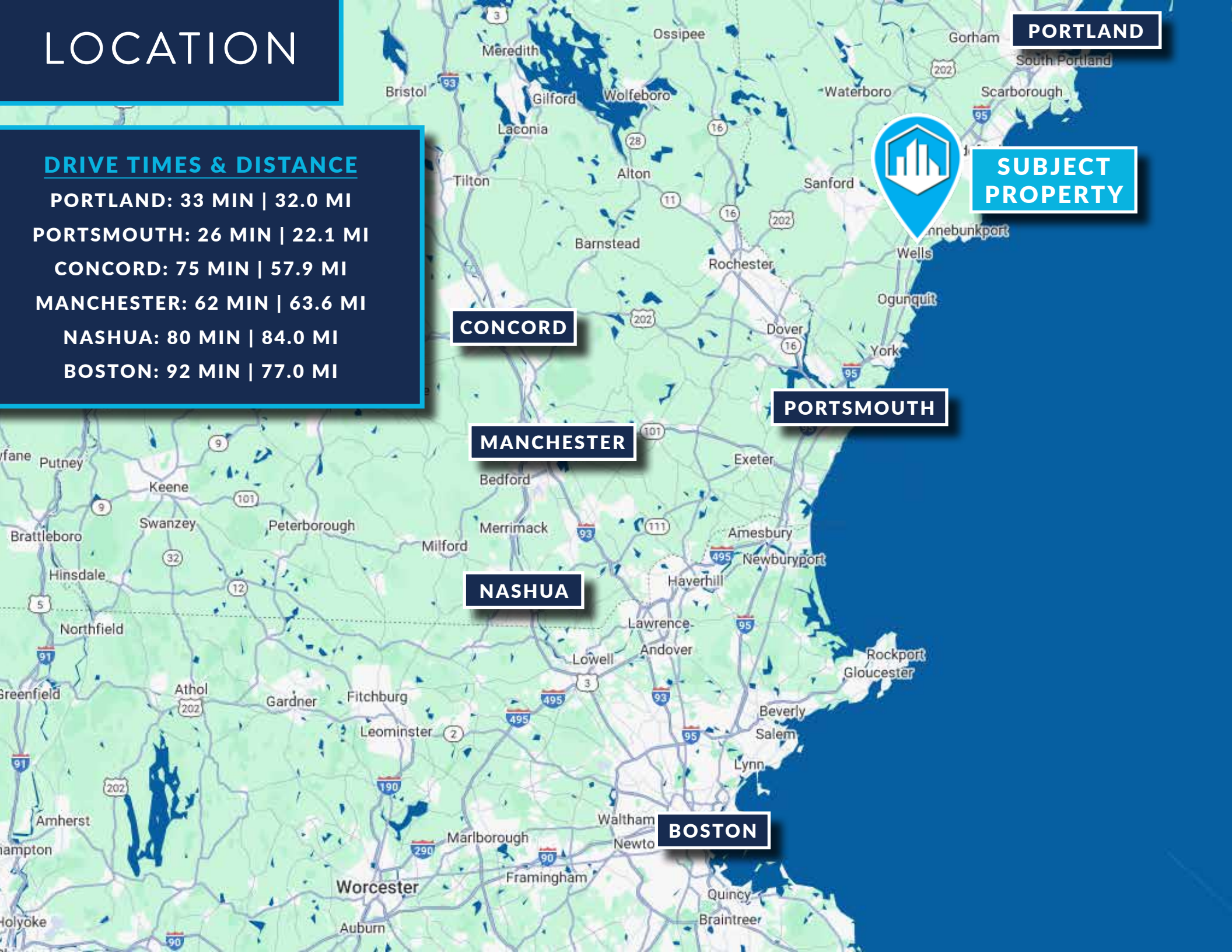
**PORTSMOUTH:** 26 MIN | 22.1 MI

**CONCORD:** 75 MIN | 57.9 MI

**MANCHESTER:** 62 MIN | 63.6 MI

**NASHUA:** 80 MIN | 84.0 MI

**BOSTON:** 92 MIN | 77.0 MI





## CONTACT US



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