

FOR LEASE

CLASS A INDUSTRIAL SPACE

57 RECYCLE DRIVE, TOPSHAM, ME 04086



PROPERTY HIGHLIGHTS

- New construction industrial/warehouse space available immediately
- 10,000 to 20,572± SF available
- Four (4) loading docks and two (2) 16' tall overhead doors provide flexibility for a variety of industrial users
- Located in Pejepscot Industrial Park between Topsham and Lewiston
- Convenient access to I-295 Exit 31 (2.9 miles away) and east/west on Route 196
- Lease Rate: **\$13.50/SF NNN**



PROPERTY HIGHLIGHTS

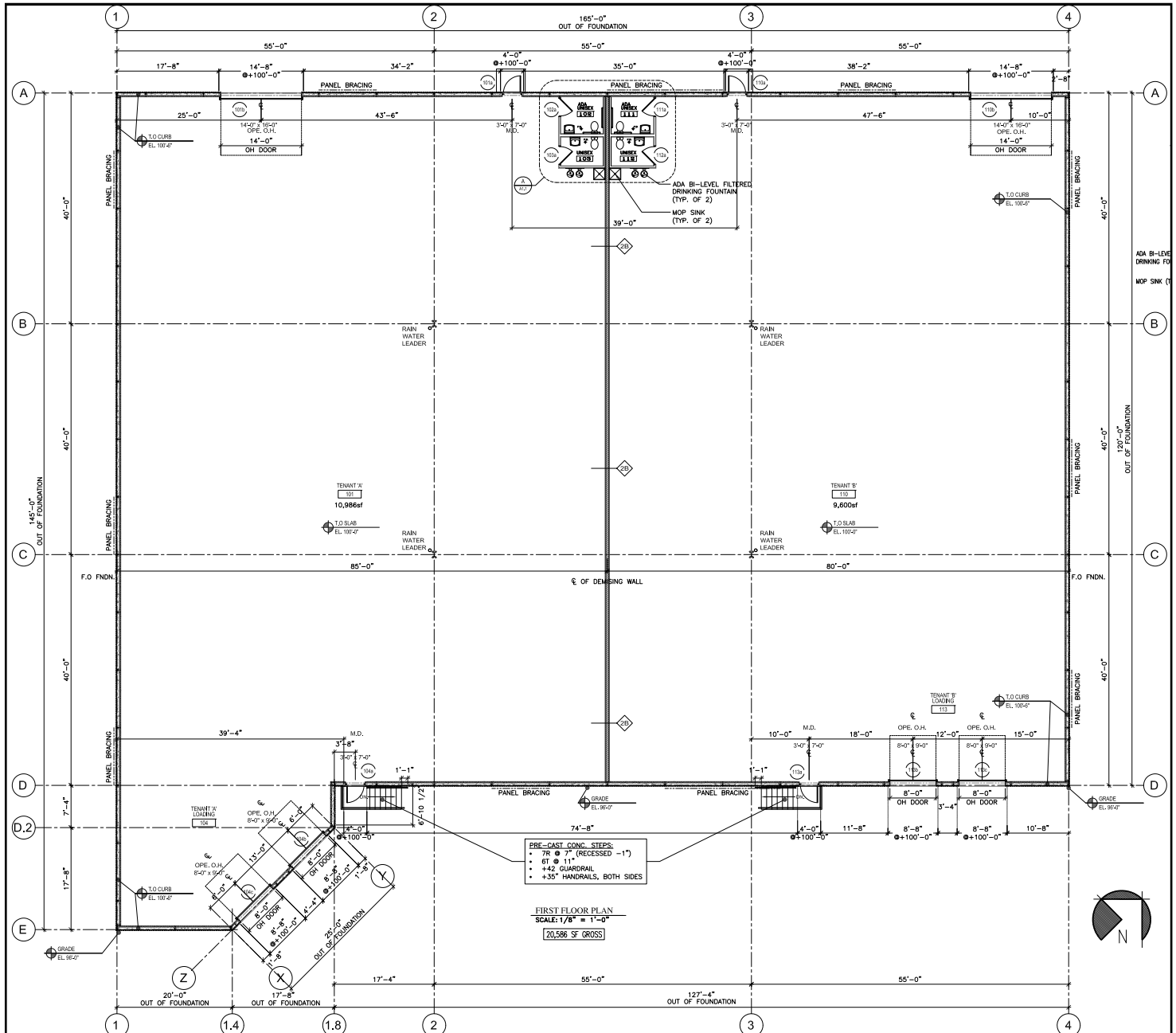
OWNER	57 Recycle Drive, LLC
ASSESSOR'S REFERENCE	R02-074-3
BOOK/PAGE	Book 2022R, Page 03413
ZONING	IZ - Industrial
BUILDING SIZE	20,572± SF
LOT SIZE	4.23± AC
AVAILABLE SPACE	10,000 - 20,572± SF
YEAR BUILT	2023
CONSTRUCTION	Murox/Can-Am steel-framed insulated industrial building
CLEAR HEIGHT	24'
CEILING HEIGHT	28' to deck
DOCKS/DOORS	Four (4) loading docks & two (2) 16' x 14' overhead doors
COLUMN SPACING	55' x 40' grid
POWER	Two (2) service entrances - 2X400 Amp, 480V, 3-phase
HEATING/COOLING	2x propane-fired thermocyclers
WATER/SEWER	Private
SPRINKLER SYSTEM	No
OUTDOOR STORAGE	Yes
R.E. TAXES	\$8,807.68 estimated (FY 2025/2026)
NNN EXPENSES (EST.)	TBD
LEASE RATE	\$13.50/SF NNN

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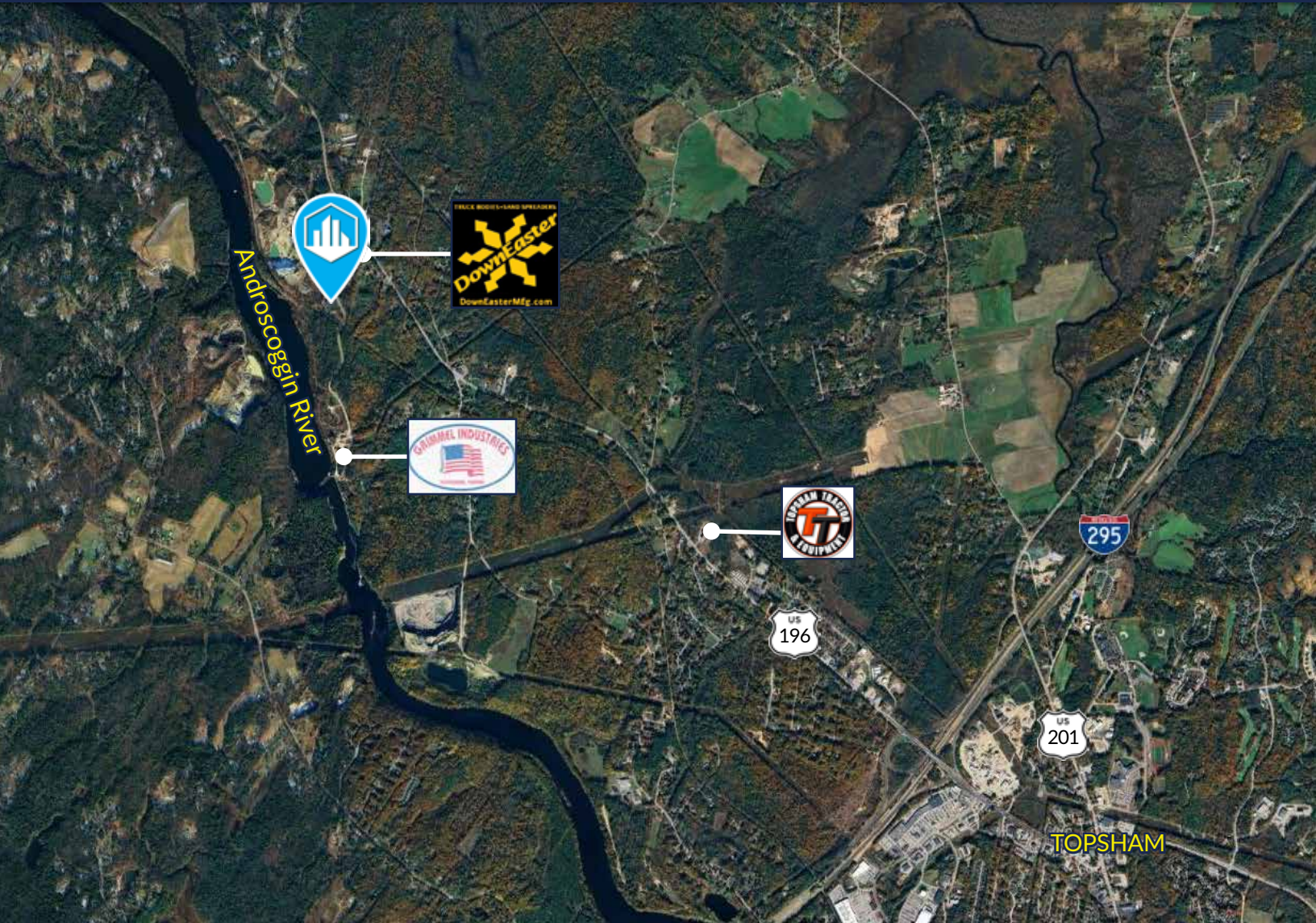


FLOOR PLAN



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CONTACT US



CHRIS PASZYC, CCIM, SIOR

Managing Partner

+1 207.553.1709 D

+1 207.939.4147 C

cpaszyc@boulos.com

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