

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 Penobscot 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**



FOR LEASE | CLASS A INDUSTRIAL SPACE

57 RECYCLE DRIVE, TOPSHAM, ME 04086



PROPERTY HIGHLIGHTS

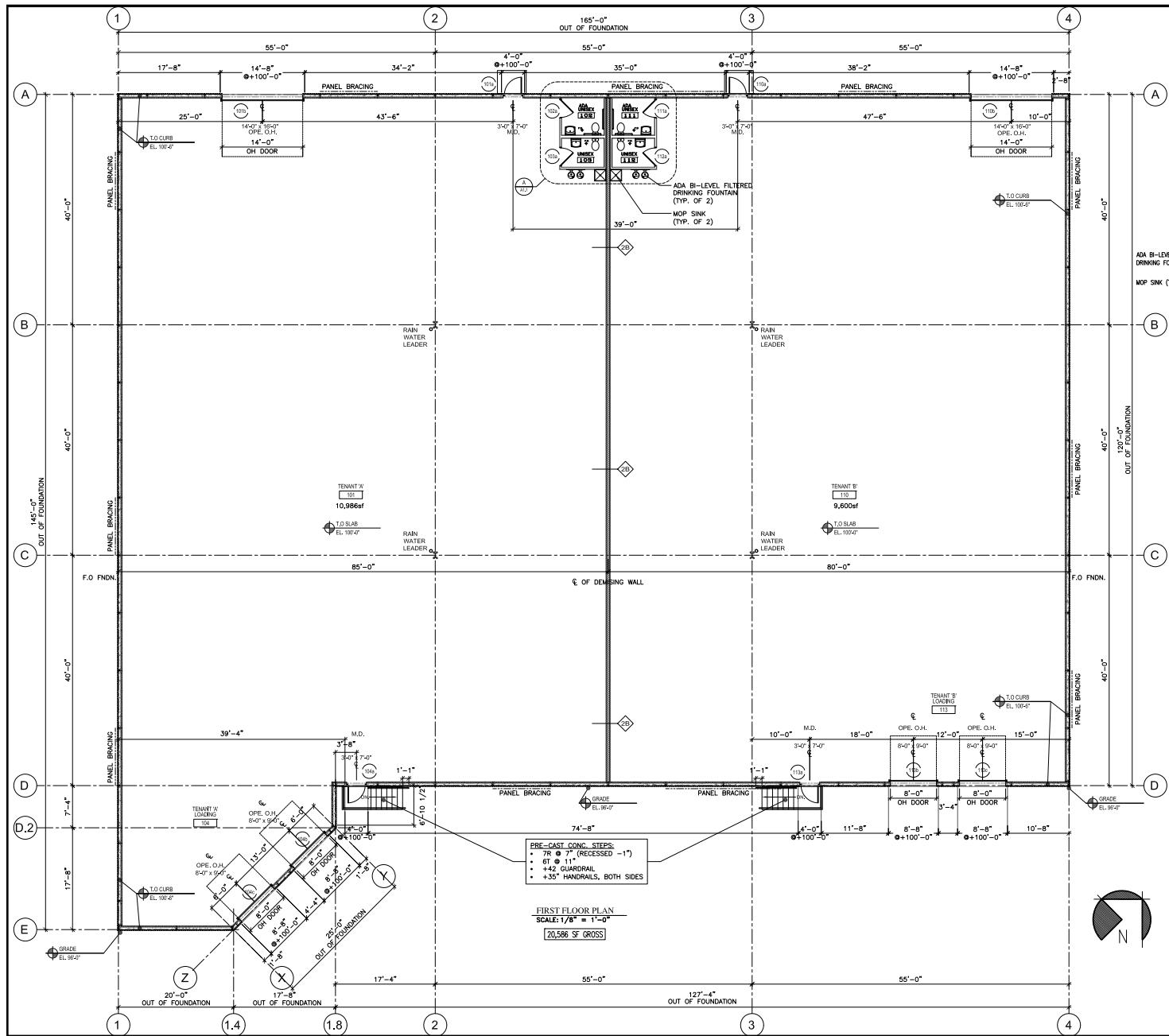
OWNER	57 Recycle Drive, LLC
ASSESSOR'S REFERENCE	R02-074-3
BOOK/PAGE	Book 2022R, Page 03413
ZONING	IZ - Industrial
BUILDING SIZE	20,572± SF
LOT SIZE	4.23± AC
AVAILABLE SPACE	10,000 - 20,572± SF
YEAR BUILT	2023
CONSTRUCTION	Murox/Can-Am steel-framed insulated industrial building
CLEAR HEIGHT	24'
CEILING 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

FOR LEASE | CLASS A INDUSTRIAL SPACE

57 RECYCLE DRIVE, TOPSHAM, ME 04086

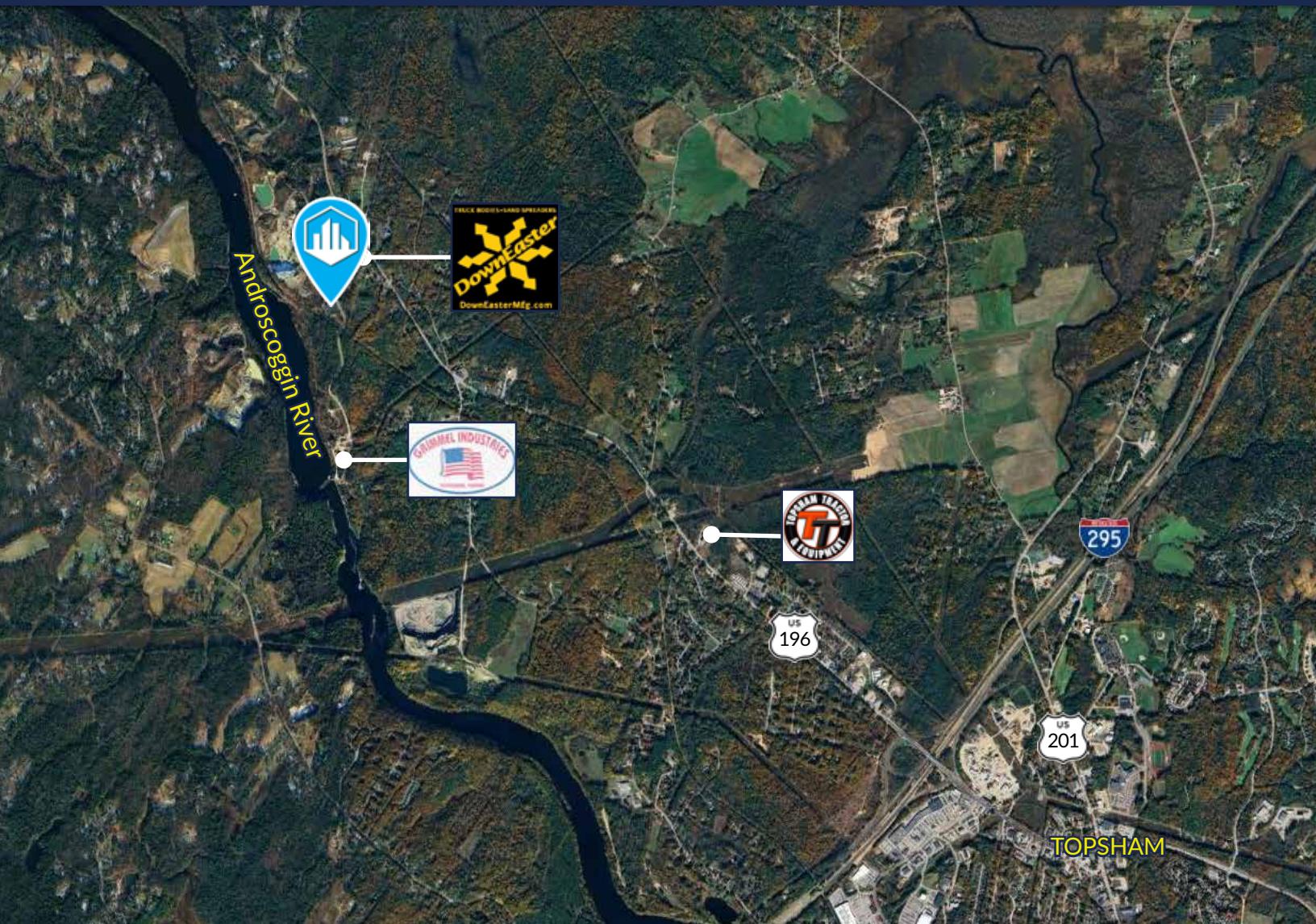


FLOOR PLAN



FOR LEASE | CLASS A INDUSTRIAL SPACE

57 RECYCLE DRIVE, TOPSHAM, ME 04086



CONTACT US



CHRIS PASZYC, CCIM, SIOR

Managing Partner

+1 207.553.1709 D

+1 207.939.4147 C

cpaszyc@boulos.com

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.