

FOR LEASE

Industrial Flex Space

2,500 - 7,500± SF | \$10.00/SF MG



112 Pond Road, Bowdoinham

Property Highlights

- *New Construction*
- *Ample On-Site Parking*
- *Located just off I-295 Exit 37*



Property Description

We are pleased to offer 2,500 - 7,500± SF of newly constructed warehouse/flex space for lease at 112 Pond Road in Bowdoinham. Located within 10 minutes of Topsham/Brunswick just off Exit 37 of I-295, this property offers good quality construction and convenient access. The clear-span space features overhead drive-in-doors, separately metered heat and electrical, and a shared common area restroom. With its adaptable layout and prime location, this property has is ideal for a variety of business needs.

BROKER CONTACT

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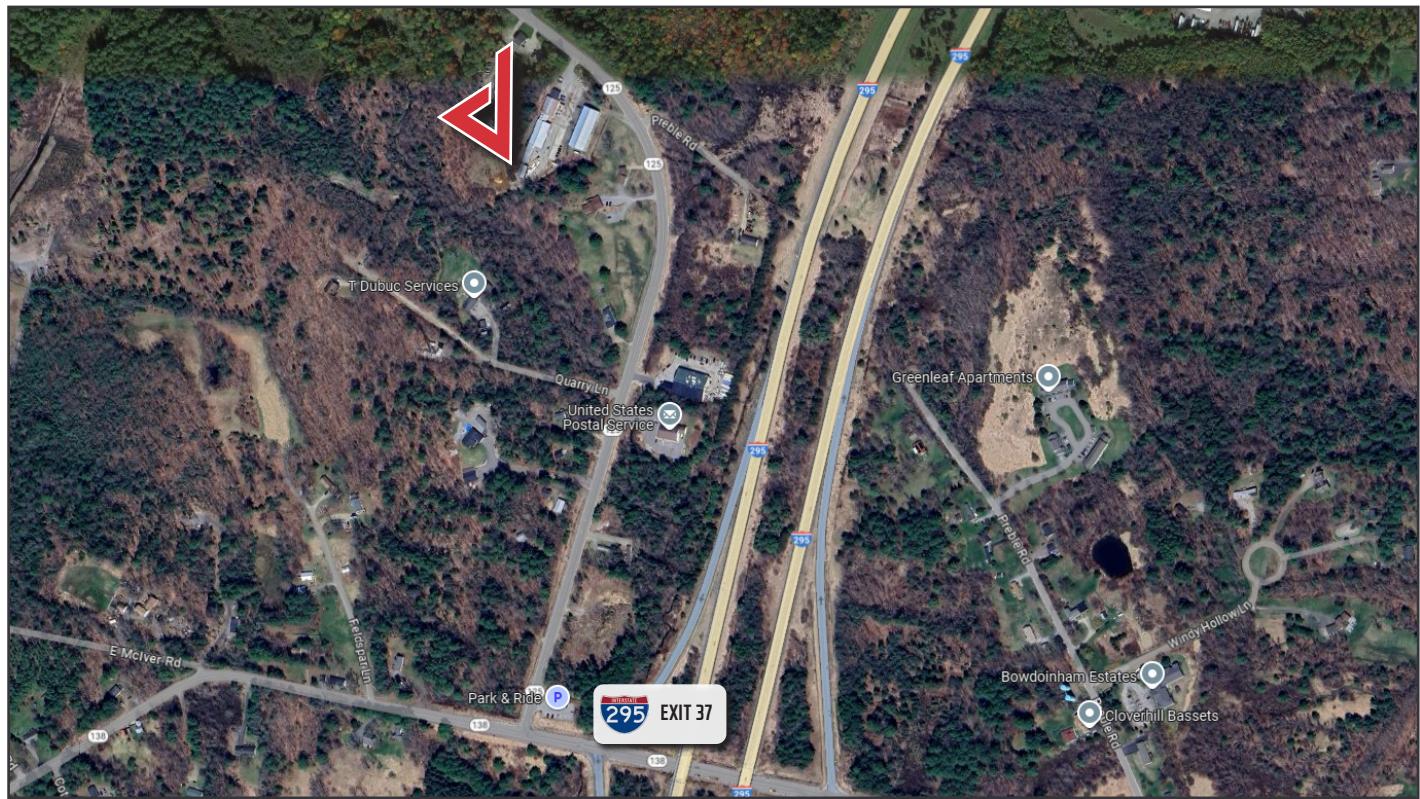
Property Overview

| | |
|-----------------------|---|
| Owner | Libby Holdings, LLC |
| Date Available | Immediately |
| Building Size | 7,500± SF |
| Lot Size | 3.38± acres |
| Zoning | Village 2 District |
| Assessor's Reference | R02-63-F |
| Building Construction | Wood frame |
| Flooring | Concrete slab |
| Utilities | Separately metered heat and electric, private well and septic |
| Ceiling Height | 12'6" |
| Drive-in OHDs | Two (2) - One (1) 10' x 14' and One (1) 10' x 12' |
| Electrical | 600 Amps |
| Lighting | LED, motion sensors |
| Bathrooms | In common |
| Parking | 10-12 spaces |

**FOR LEASE : \$10.00/SF MG | 2,500 SF at \$2,200/mo plus utilities
 5,000 SF at \$4,400/mo plus utilities | 7,500 SF at \$6,500/mo plus utilities**



112 Pond Road



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.