

# FOR LEASE



**CLASS A INDUSTRIAL/FLEX UNIT**  
**12 CENTER PARK ROAD, UNIT 5**  
**TOPSHAM, ME 04086**

## PROPERTY HIGHLIGHTS

- Class A Industrial Space
- 2,000±SF warehouse/flex unit available
- Ample on-site parking
- Directly off Route 196 and minutes from I-295
- \$12.50/SF NNN



# FOR LEASE | CLASS A INDUSTRIAL/FLEX UNIT

12 CENTER PARK ROAD, UNIT 5, TOPSHAM, ME 04086



## PROPERTY DETAILS

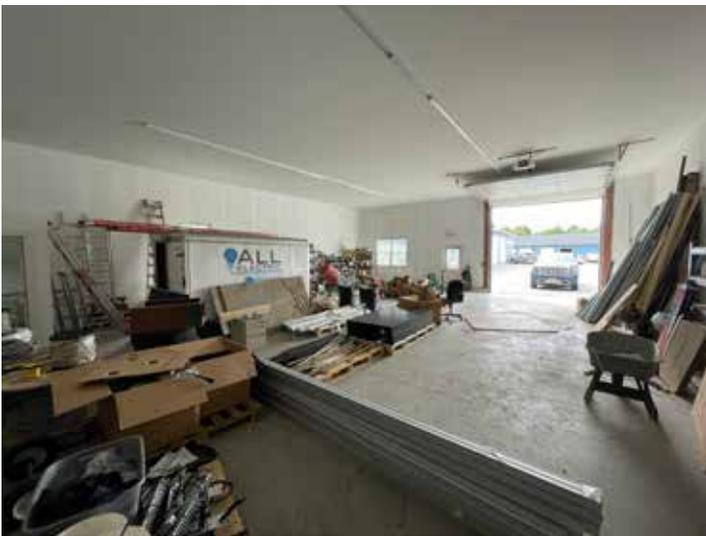
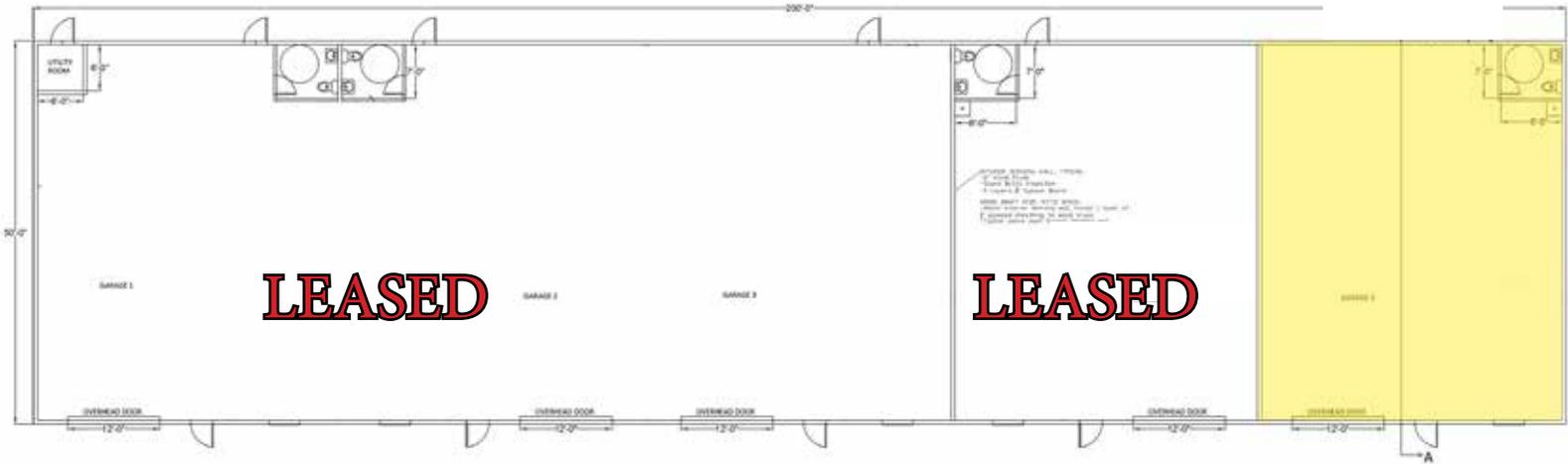
<b>OWNER</b>	The Grant Group, LLC
<b>BUILDING SIZE</b>	10,000± SF
<b>AVAILABLE SPACE</b>	Unit 5 - 2,000± SF
<b>LOT SIZE</b>	2.43± AC
<b>HVAC</b>	Ceiling hung, propane-fired units
<b>RESTROOMS</b>	One (1)
<b>PARKING</b>	Ample, on-site paved parking
<b>ROOF</b>	Asphalt shingle new in 2020
<b>OVERHEAD DOORS</b>	One (1), 12'x10'
<b>ZONING</b>	CC 196 - Commercial Corridor Route 196
<b>CEILING HEIGHT</b>	14'
<b>ELECTRICITY</b>	Single-phase, 100 amp distribution panel for unit
<b>UTILITIES</b>	Water - well Sewer - septic
<b>LEASE RATE</b>	\$12.50/SF NNN
<b>NNN EXPENSES</b>	\$2.50/SF

# FOR LEASE | CLASS A INDUSTRIAL/FLEX UNIT

12 CENTER PARK ROAD, UNIT 5, TOPSHAM, ME 04086

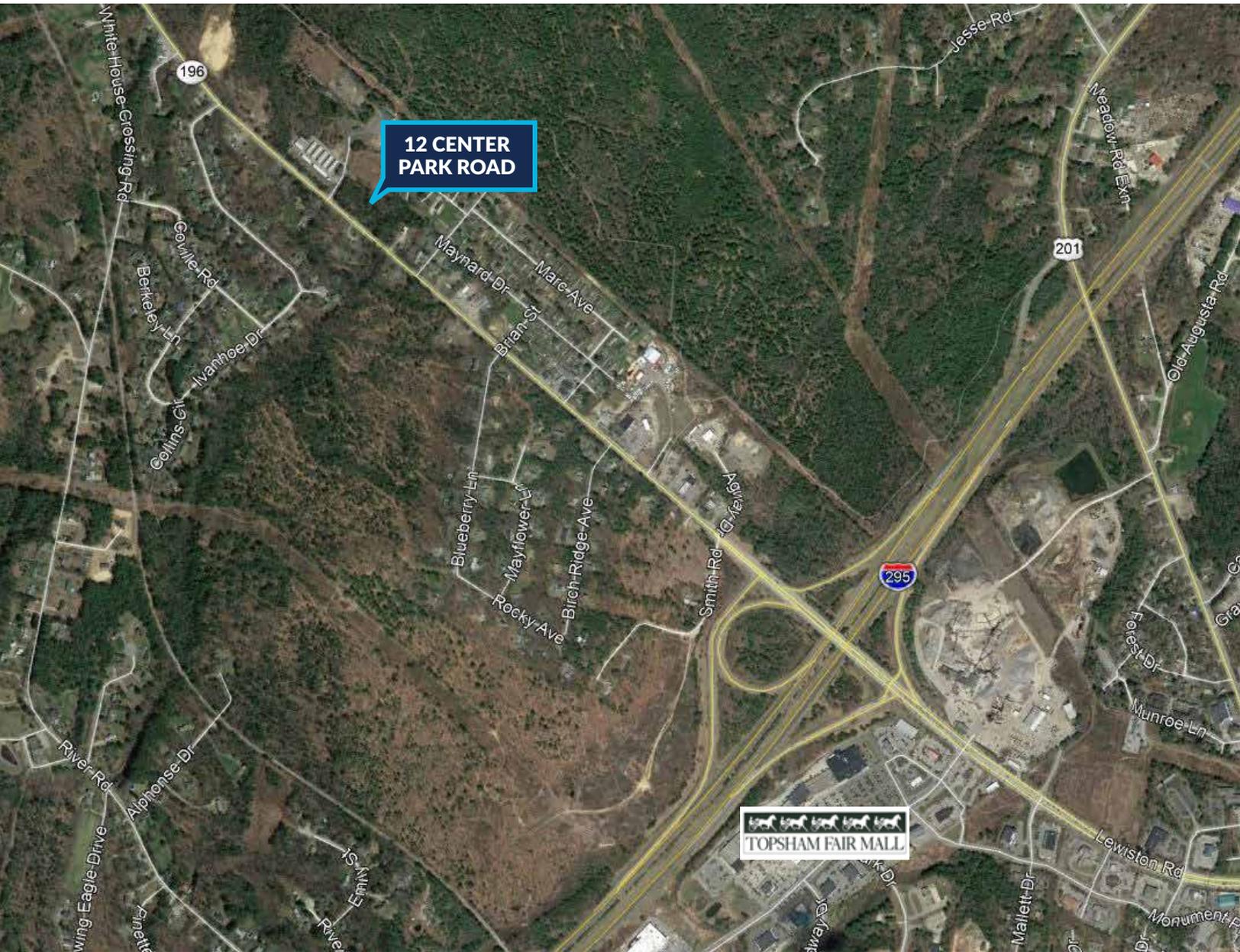


## FLOOR PLAN



# FOR LEASE | CLASS A INDUSTRIAL/FLEX UNIT

12 CENTER PARK ROAD, UNIT 5, TOPSHAM, ME 04086



## CONTACT US



**NOAH STEBBINS**

Broker

+1 207.553.1727 D

+1 207.400.6737 C

[nstebbins@boulos.com](mailto:nstebbins@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.