

FOR LEASE | INDUSTRIAL/FLEX

999 Roosevelt Trail | Windham



10,500± SF INDUSTRIAL OR FLEX SPACE

- Currently configured as a shooting gallery, but easily convertible to straight industrial space
- Great location off Windham Business Park Road just after the Seacoast Adventure Center

LEASE RATE: \$14.00/SF NNN
CAMS estimated at \$2.00/SF



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PROPERTY SUMMARY

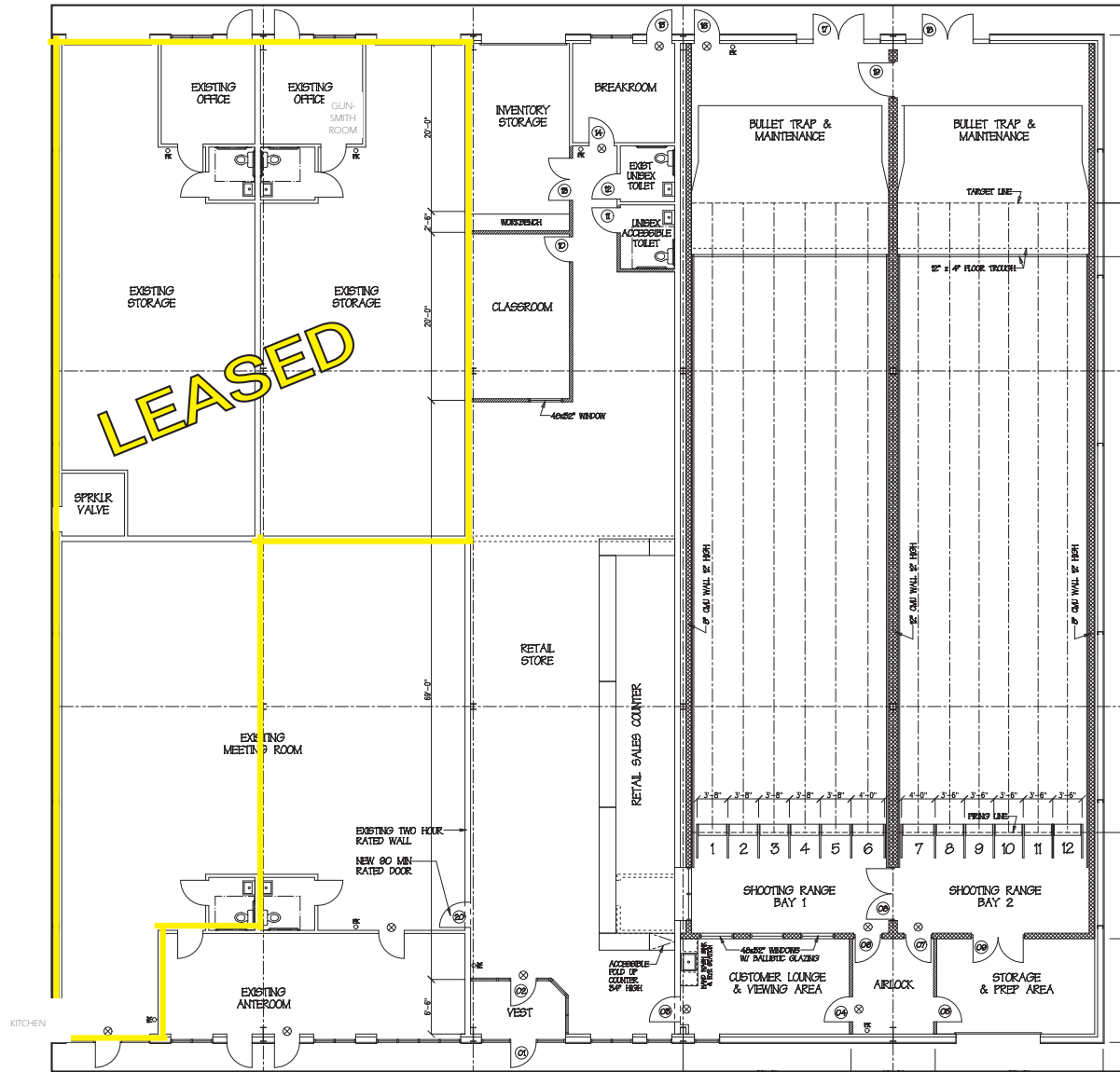
999 Roosevelt Trail | Windham, ME



OWNER: Windham Excavating Company	WATER: Electric hot water tanks
DEED: Book 12196 Page 270	RESTROOMS: Three, one ADA compliant
ASSESSOR: Map 21 Lot15B	KITCHEN: Full kitchen and break room
LOT SIZE: 24.07± AC	SPRINKLER: Yes, wet
AVAILABLE SPACE: 10,500± SF	LOADING: Three (3) 10' insulated overhead doors with windows
YEAR BUILT: 1987	SECURITY: Yes
CONSTRUCTION: Metal frame	PARKING: Ample on-site parking
ROOF: Low pitch gabled metal	ROAD FRONT-AGE: 560'±
EXTERIOR: Metal corrugated and masonry block	ZONING: C1 - Commercial 1 District RP - Resource Protection District LR - Limited Residential District
FOUNDATION: Slab	SIGNAGE: On building and/or street pylon
FLOORING: Concrete, vinyl and carpet mix	
CEILINGS: 8' to 16'±	
LIGHTING: Mix of fluorescent, flush mounted and hanging and outdoor lighting	
ELECTRICAL: 480 amp Twelve electric meters	CONFIGURATION: Two indoor shooting bays, open retail sales area, large event room, classroom, gunsmith repair room/storage, employee breakroom, kitchen, three restrooms
HVAC: Combination of electric baseboards, mini-splits and natural gas fired forced hot air HVAC system with one condenser unit and two air handling systems	SHOOTING RANGE CONFIGURATION: Masonry block walls with sound dampening wall and ceiling coverings
NATURAL GAS: Seven natural gas meters	LEASE TERMS: \$14.00/SF NNN
UTILITIES: Public water, private septic	CAMS: Estimated at \$2.00/SF

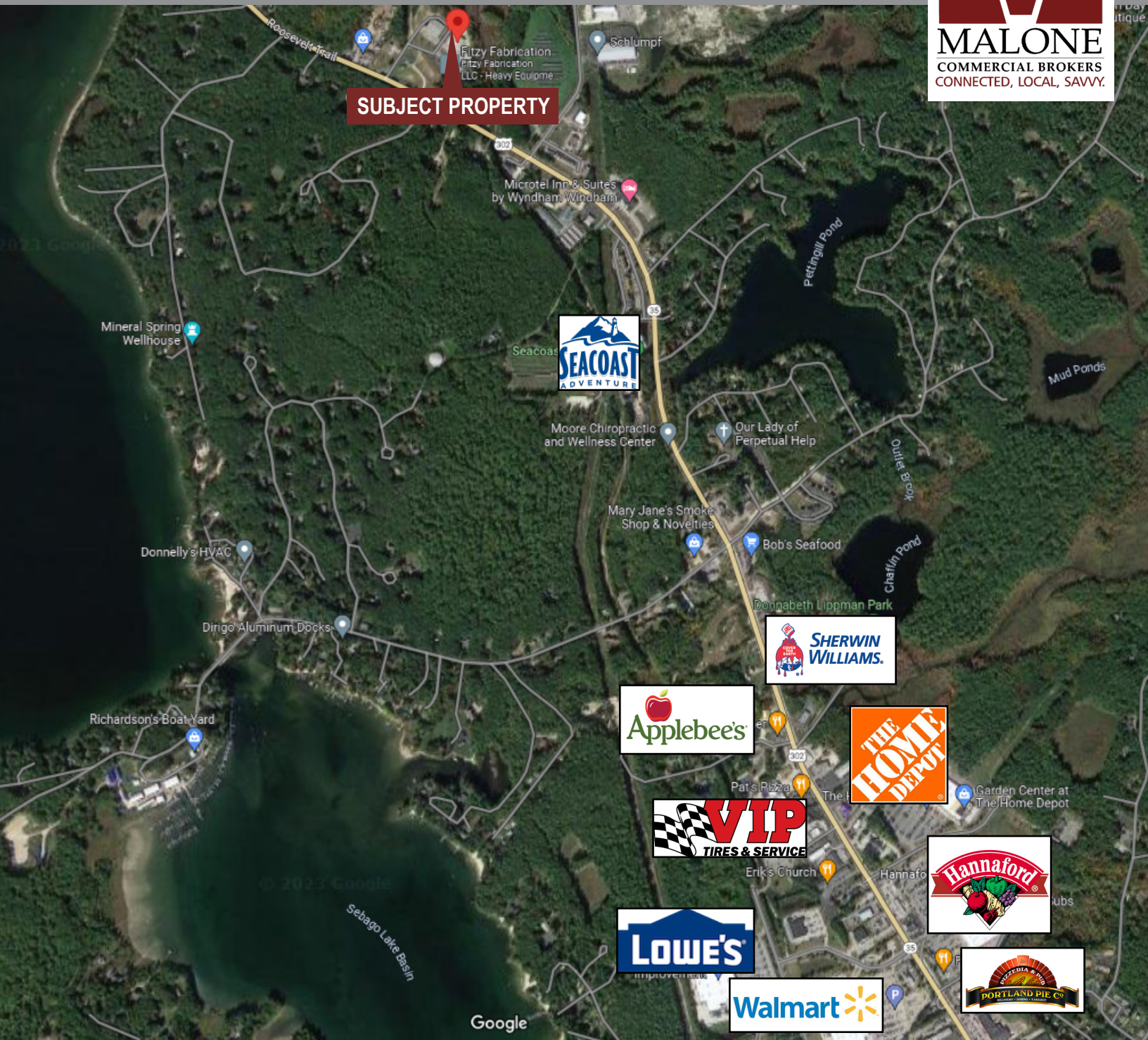
FLOOR PLAN | PHOTOS

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