

FOR LEASE



WAREHOUSE/FLEX BUILDING
3 KAREN DRIVE
WESTBROOK, ME 04092

PROPERTY HIGHLIGHTS

- 12,000± SF warehouse/flex building including 2,250± SF of second floor office space
- Located on County Road, just around the corner from the intersection of Congress Street/County Road & Spring Street
- Conveniently located less than 2 miles from Maine Turnpike Exits 45 & 46 and the Portland Jetport
- Warehouse includes 1 drive-in door & 3 loading docks



**THE BOULOS
COMPANY**

WAREHOUSE/FLEX BUILDING

3 KAREN DRIVE

WESTBROOK, ME 04092



OWNER	DOLES RIDGE, LLC
ASSESSORS REFERENCE	002/051
YEAR BUILT	1988
AVAILABLE SPACE	12,000± SF INCLUDING 2,250± SF 2ND FLOOR OFFICE SPACE
TOTAL LAND AREA	1.37± ACRES
ZONING	IPD - INDUSTRIAL PARK DISTRICT
CLEAR HEIGHT	24'
COLUMN SPACING	30' TO 40'
PRIMARY POWER	440A
SPRINKLER SYSTEM	DRY SYSTEM
HVAC	OIL HEAT IN WAREHOUSE HVAC IN OFFICE/FLEX AREA (10 TON RTU)
WATER/SEWER	MUNICIPAL
DOCKS/DOORS	ONE (1) 8'X8' DRIVE-IN DOOR TWO (2) 8'X8' DOCK HEIGHT OVERHEAD DOORS ONE (1) 8'X8' DOCK DOOR WITH LEVELER
RESTROOMS	TWO (2), SINGLE RESTROOMS
PARKING	ON-SITE, PAVED PARKING
LEASE RATE	\$12.00/SF NNN
REAL ESTATE TAXES (Est.)	\$1.18/SF (2024/2025)
CAMS (Est.)	TO BE DETERMINED

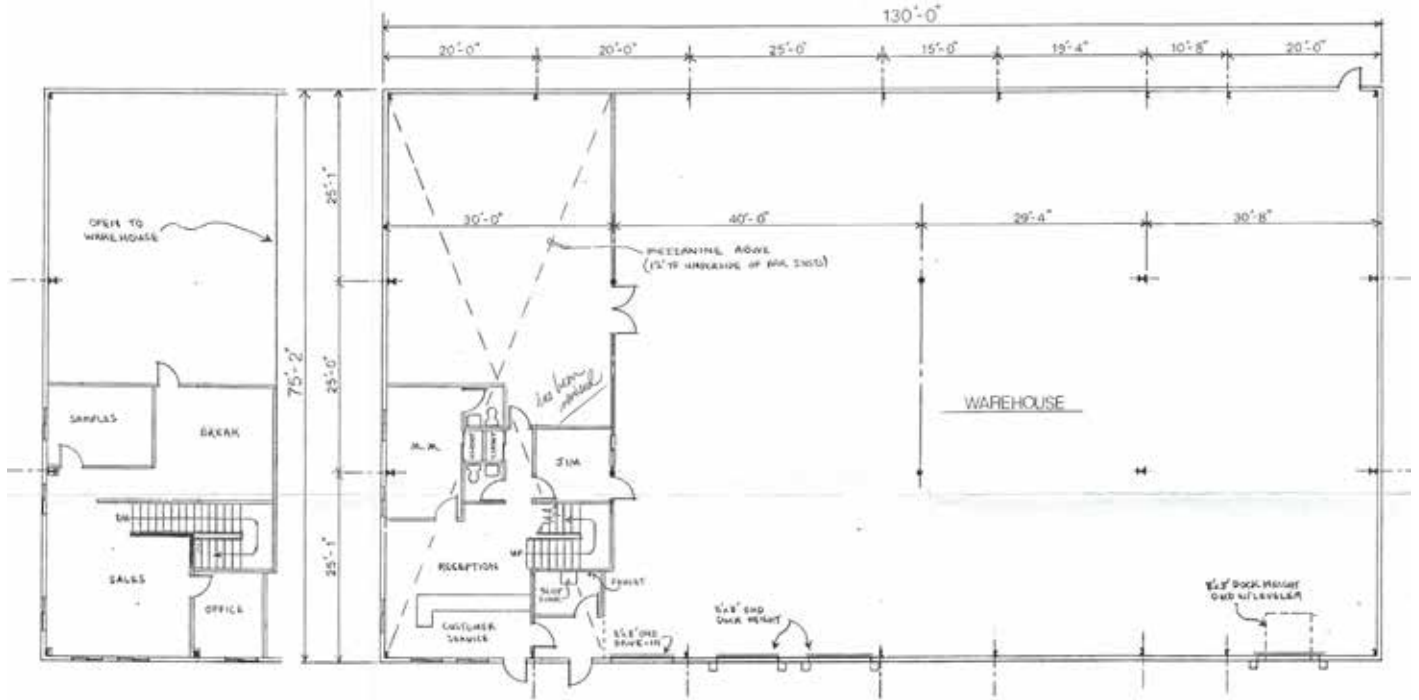
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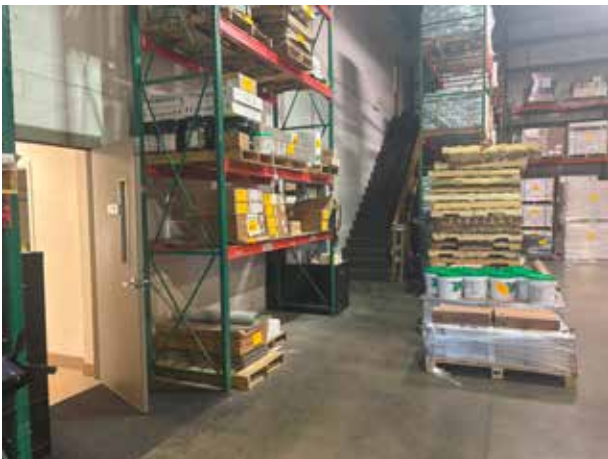


FLOOR PLAN



MEZZANINE PLAN

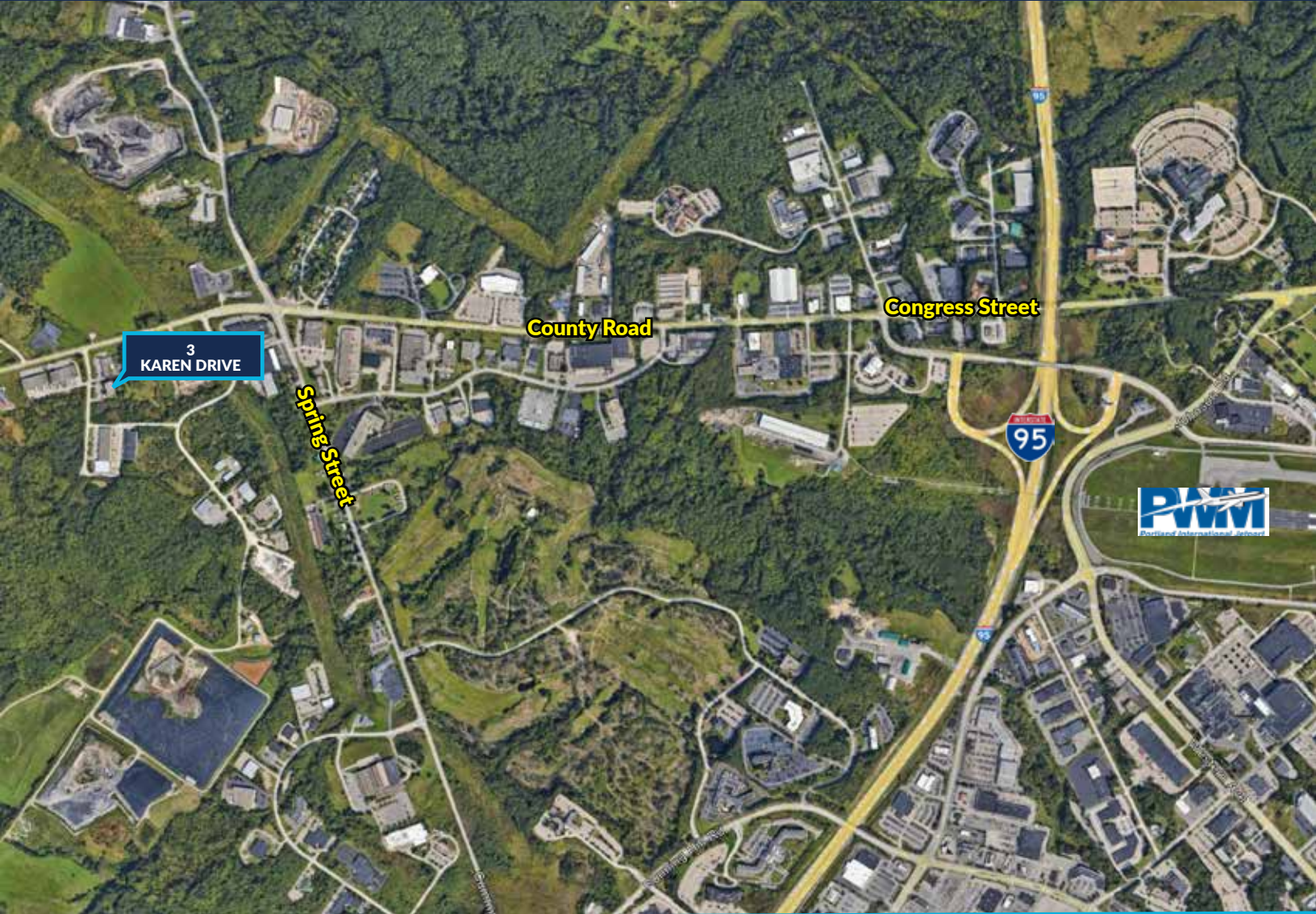
1ST FLOOR PLAN



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