

# 41 Eisenhower Drive, Westbrook, ME

61,120 +/- SF logistics hub for sale

(47,400 +/- SF warehouse & 13,720 +/- SF office)

Opportunity to expand office space area to 19,500 +/- SF

50' +/- clear span

24' +/- clear height

Six adjustable docks & two overhead doors

800 amp 3-phase in warehouse

400 amp 3-phase in office

Two conference rooms

Two-story 1,056 +/- SF training/demonstration room

275 SF kitchen/lunch room

60 +/- parking spaces with expansion option

Trailer staging area

Natural gas & public utilities

Office building with 2,400 SF warehouse built 1985

Butler Manufacturing 25,000 SF warehouse addition built 2000

Varco Pruden 20,000 SF warehouse addition built 2003

6.04 +/- acres

MZD zone

005-B-010

Five Star Industrial Park: Plan Book 134 & Page 64

Source deed: 6815 & 196

Deed restriction terminations: 19992 & 270, 40639 & 338

\$8,750,000 (\$143/SF)

Two miles to Maine Turnpike

Three miles to PWM

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41 Eisenhower Drive, Westbrook, ME



Bradley Dr



Approximate boundary area.



Eisenhower Dr



Idexx Dr



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Source: Westbrook GIS



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