

FOR LEASE



FREESTANDING WAREHOUSE BUILDING

161 ATLANTIC HIGHWAY
NORTHPORT, ME 04849

PROPERTY HIGHLIGHTS

- 15,000± SF warehouse plus 2,700± SF of Class A office space. Subdivision to 10,000± SF of warehouse space may be possible
- Property features:
 - Three (3) drive-in doors
 - One (1) loading dock
 - 22' ceilings with 18' clear height
 - 3-phase power
 - New high efficiency boiler installed in 2022
 - 12,500± SF of paved lay-down space
 - Route 1 signage
- Only 15 minutes from Belfast and Camden



**THE BOULOS
COMPANY**

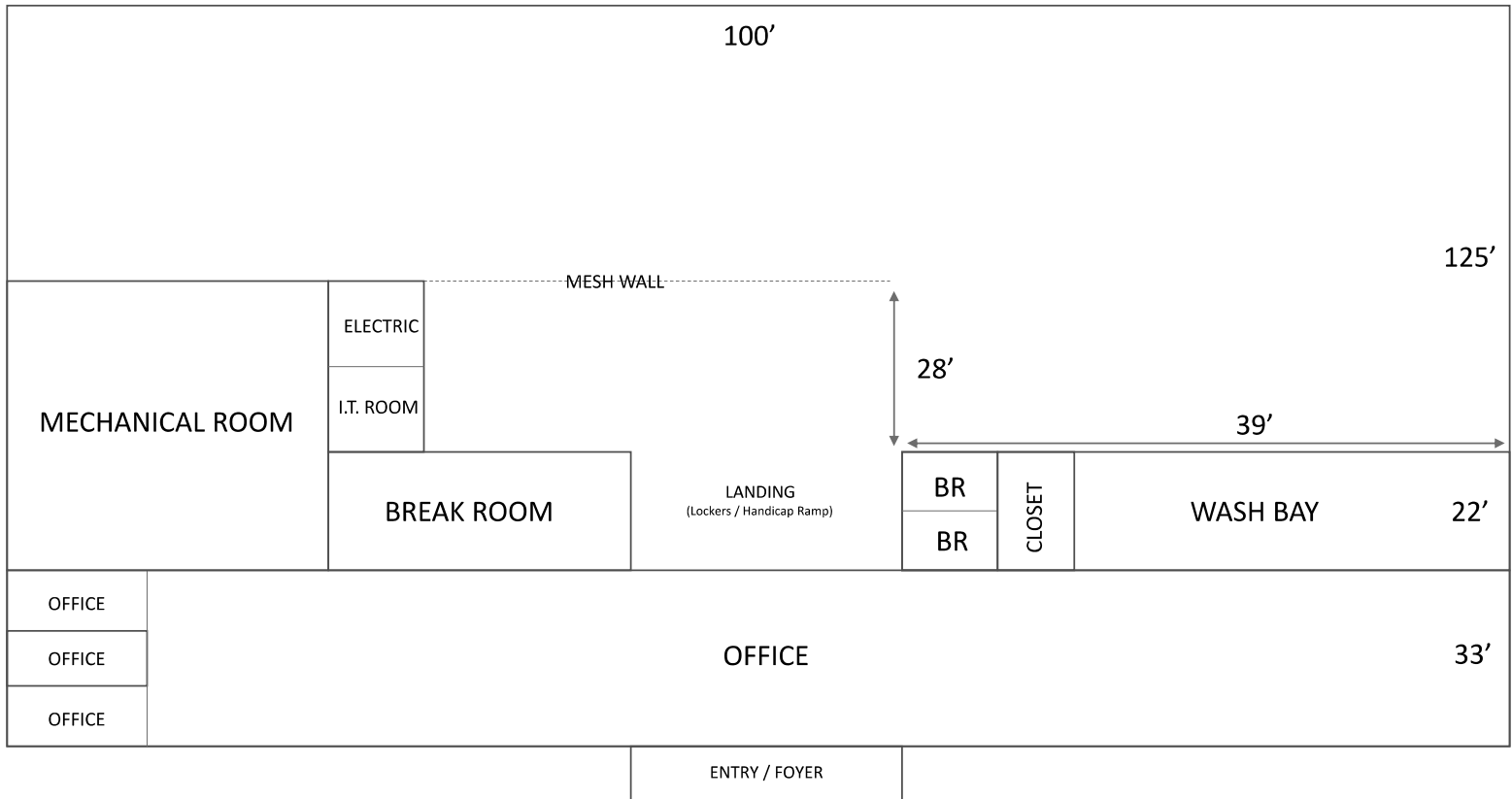
COMMERCIAL REAL ESTATE

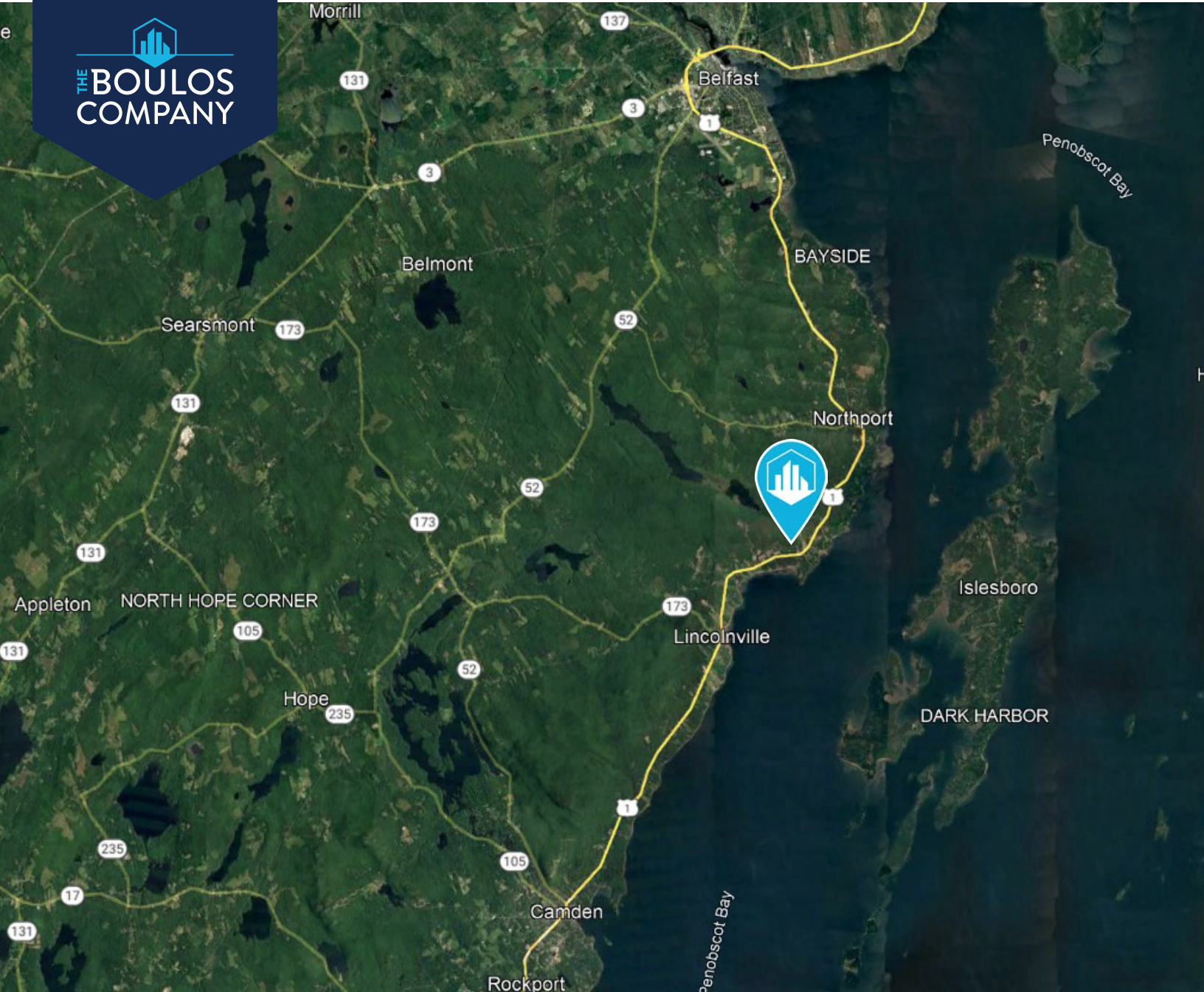
PROPERTY DETAILS

OWNER	NORTHPORT HOLDINGS, LLC
ASSESSORS REFERENCE	MAP R-8, LOT 33
YEAR BUILT	1998
BUILDING SIZE	15,000± SF - WAREHOUSE 2,700± SF - OFFICE 17,700± SF - TOTAL
LAND AREA	13± ACRES
ZONING	RURAL
CLEAR HEIGHT	22' CEILINGS WITH 18' CLEAR HEIGHT
COLUMN SPACING	25'
PRIMARY POWER	3, PHASE, 800 AMPS
SPRINKLER SYSTEM	WET SYSTEM WITH NEW FIRE ALARMS
HEATING SYSTEM	PROPANE BOILER NEW IN 2022
WATER/SEWER	PRIVATE WELL, PRIVATE SEPTIC
DOCKS/DOORS	THREE (3) DOORS (14') ONE (1) DOCK
PARKING	EIGHTEEN (18) LINED SPACES AND 12,500± SF LAY-DOWN AREA
LEASE RATE	\$7.00/SF NNN
NNN EXPENSES (Est.)	\$2.80/SF



FLOOR PLAN





CONTACT US



ROY DONNELLY
ASSOCIATE
+1 207 356 1327 C
RDONNELLY@BOULOS.COM



NICK LUCAS
BROKER
+1 207 557 3513 C
NLUCAS@BOULOS.COM

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