

FOR LEASE | INDUSTRIAL/FLEX SPACE

999 Roosevelt Trail | Windham



UP TO 6,632± SF AVAILABLE

- 6,632± SF industrial space includes office, storage and manufacturing space on a 24.07± AC lot
- Great location off Windham Business Park Road just after the Seacoast Adventure Center
- High ceilings in production and warehouse areas
- Several loading doors

LEASE RATE: \$14.00/SF NNN
CAMS estimated at \$2.10/SF



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PROPERTY SUMMARY

999 Roosevelt Trail | Windham



OWNER: Windham Excavating Company

DEED: Book 12196 Page 270

ASSESSOR: Map 21 Lot15B

LOT SIZE: 24.07± AC

BUILDING SIZE: 15,876± SF

YEAR BUILT: 1994

CONSTRUCTION: Wood Frame

CONFIGURATION: Three (3) Sections -
Section One: 12,000± SF TOTAL
7,344± SF LEASED
4,656± SF AVAILABLE
Section Two: 1,900± SF LEASED
Section Three: 1,976± SF

ROOF: Asphalt Shingles & Metal/Tin mix

EXTERIOR: Vinyl

FOUNDATION: Slab

FLOORING: Concrete, Vinyl & Carpet mix

CEILINGS: 12'+

ELECTRICAL: 480 amp

HVAC: Central, Gas-fired

UTILITIES: Municipal Water & Sewer

RESTROOMS: Five (5)

KITCHEN: Full kitchen & break room

SPRINKLER: Yes

LOADING: Three (3) loading doors

SECURITY: Yes

PARKING: Ample on-site parking

ZONING: Commercial 1

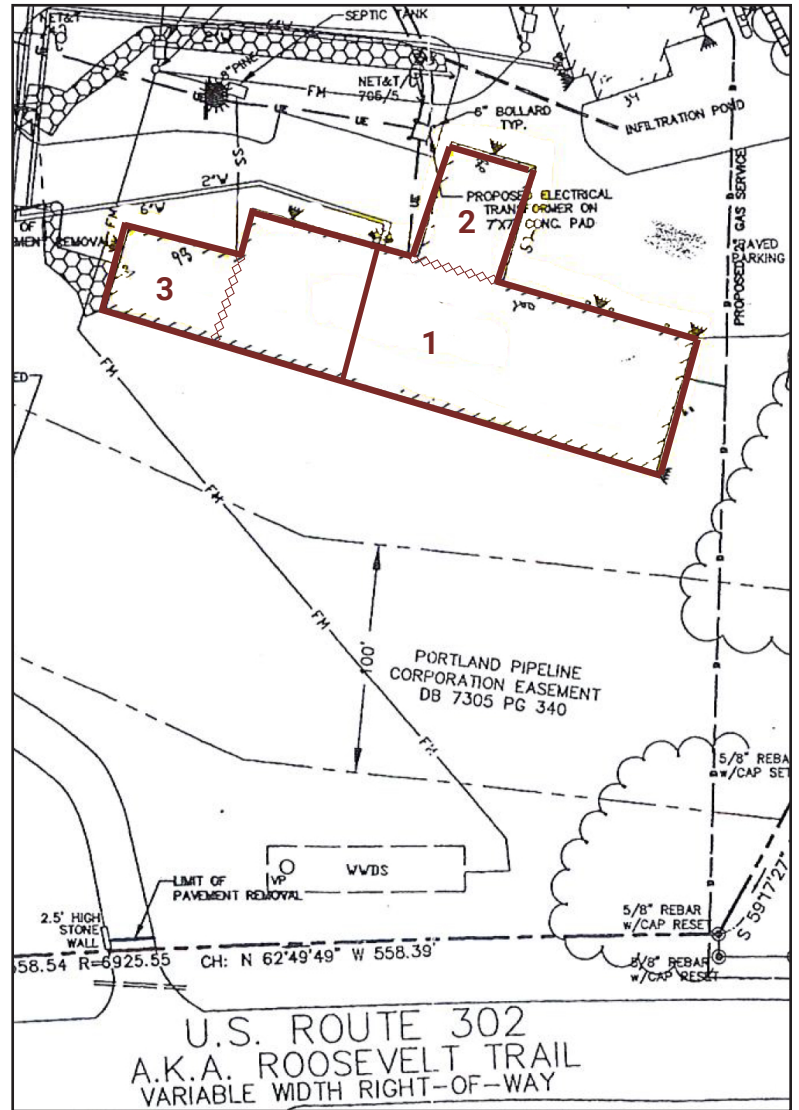
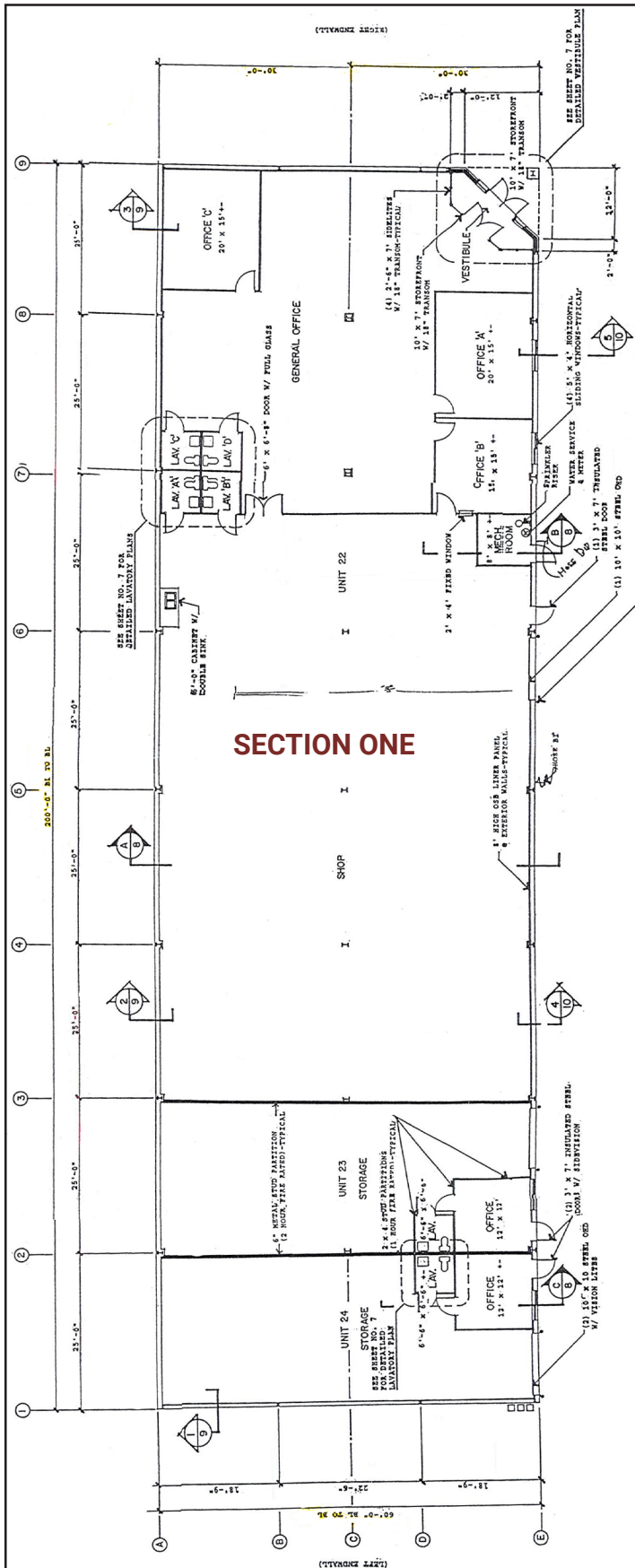
SIGNAGE: On building and/or street pylon

CAMS: Estimated at \$2.00/SF



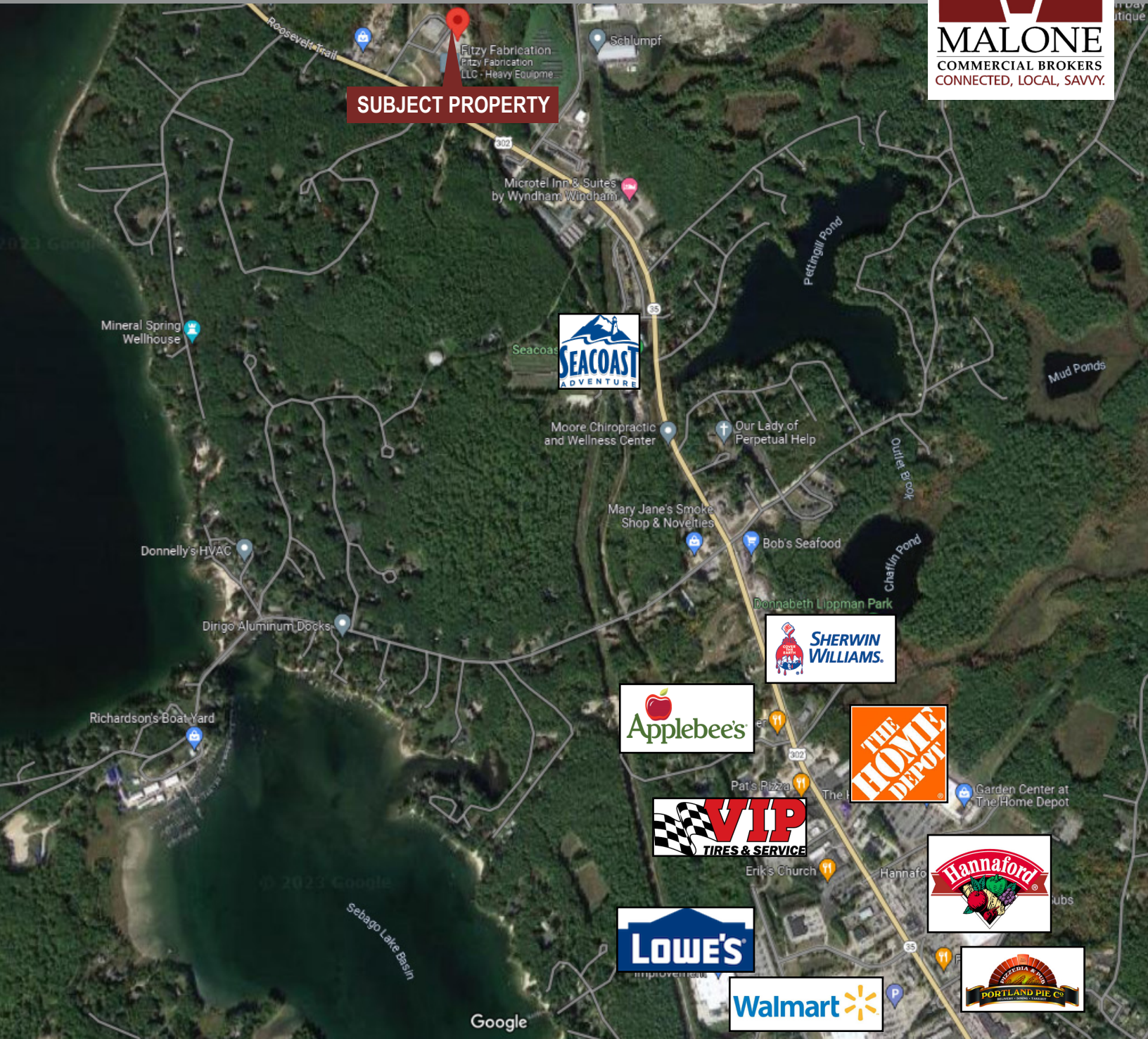
FLOOR PLAN

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