

FOR LEASE



WAREHOUSE/FLEX SPACE

4 THOMAS DRIVE, UNIT 6
WESTBROOK, ME 04092

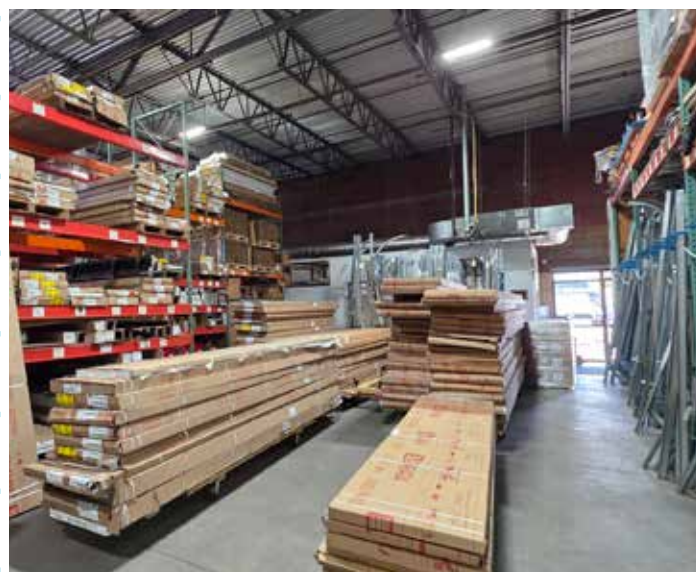
PROPERTY HIGHLIGHTS

- 4,800± SF warehouse/flex space
- Located on Thomas Drive in the Colonel Westbrook Executive Park and easily accessed from Exit 46 of the Maine Turnpike. Only 10 minutes from the Portland International Jetport.
- Unit includes a loading dock, an overhead door, floor drains and office space.
- Area businesses include Idexx, Bailey Sign, Lanco Integrated, United Rentals, Trane Supply and Sysco among others.

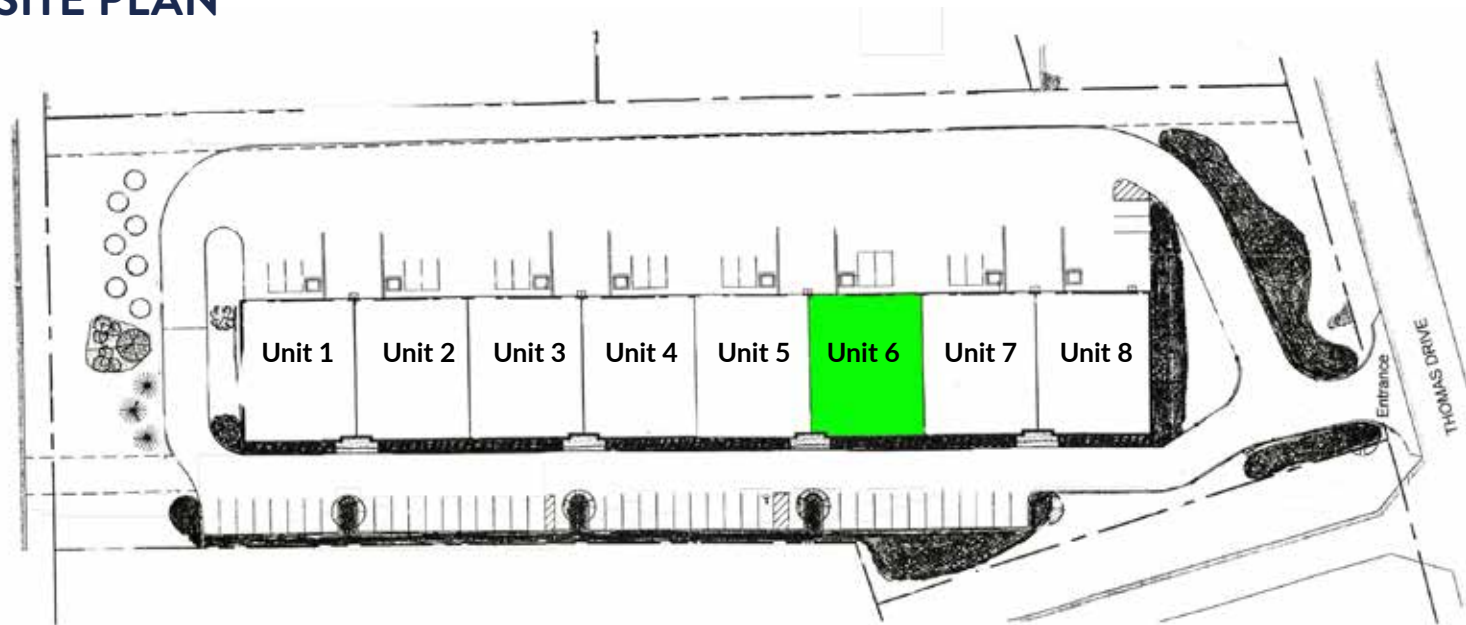


PROPERTY DETAILS

OWNER	Millennium Development, LLC
ASSESSOR'S REF	003-102
BUILDING SIZE	38,400± SF
AVAILABLE SPACE	4,800± SF (Unit 6 - 10/1/26)
LOT SIZE	3.6± Acres
ZONING	IPD - Industrial Park District
YEAR BUILT	2001
CONSTRUCTION	Block brick
HVAC	Natural gas Modine heaters in warehouse; A/C in office
CEILING HEIGHT	19' to truss, 22' to deck
LOADING DOCKS	One (1) - 14'x12'
OVERHEAD DOORS	One (1) - 10'x8'
FLOOR DRAINS	Yes
SPRINKLERS	Yes, wet
ELECTRICITY	3-Phase, 200 Amp per unit
PARKING	On-site, in common with other tenants
UTILITIES	Municipal water, sewer and gas
SIGNAGE	On pylon sign and on unit
LEASE RATE	\$12.00/SF NNN
R.E. TAXES	\$1.26/SF (est.)
NNN EXPENSES	\$2.63/SF (est.)

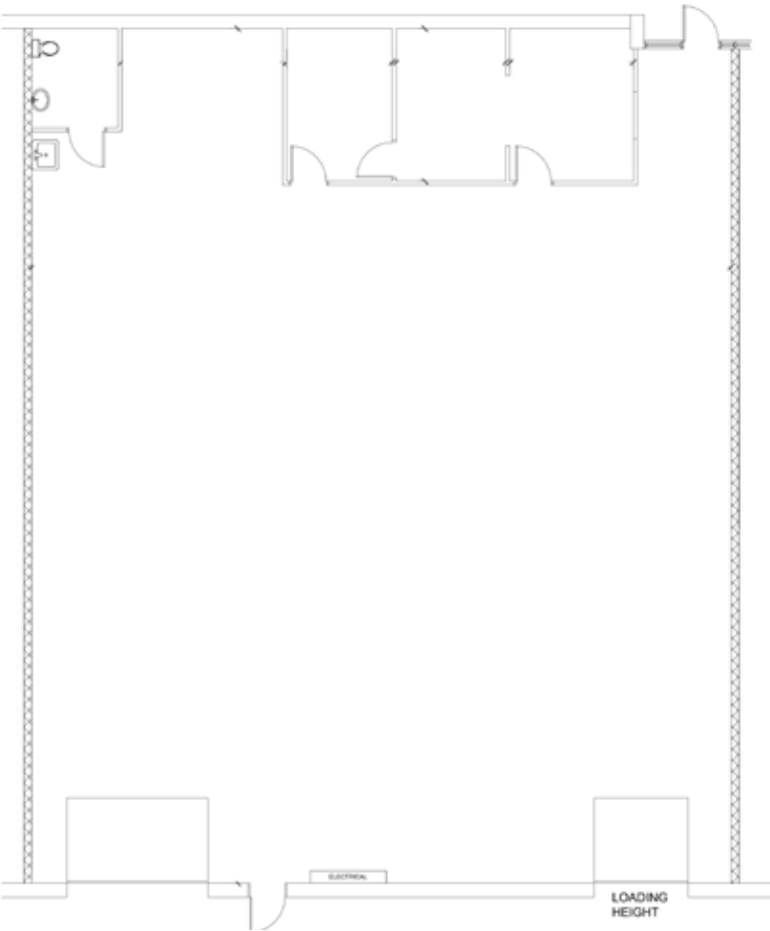


SITE PLAN



FLOOR PLAN

UNIT 6



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CONTACT US



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