

FOR LEASE

CLASS A WAREHOUSE/DISTRIBUTION SPACE

42 CAPITAL AVENUE, LISBON, ME 04252



PRICE REDUCED

PROPERTY HIGHLIGHTS

- Rare 25,638± SF warehouse/distribution space with twenty (20) 14' x 14' drive-in overhead doors and a dedicated outdoor storage area
- The space features 21' - 35' ceiling heights, floor drains, a locker room with showers, and a temperature-controlled warehouse
- 5,000± SF dedicated office section with six (6) private offices, a conference room, training room, and kitchenette/breakroom
- Subdividable: 10,000± SF - 25,638± SF
- **Lease Rate: ~~\$9.50/SF NNN~~ \$8.95/SF NNN**



PROPERTY HIGHLIGHTS

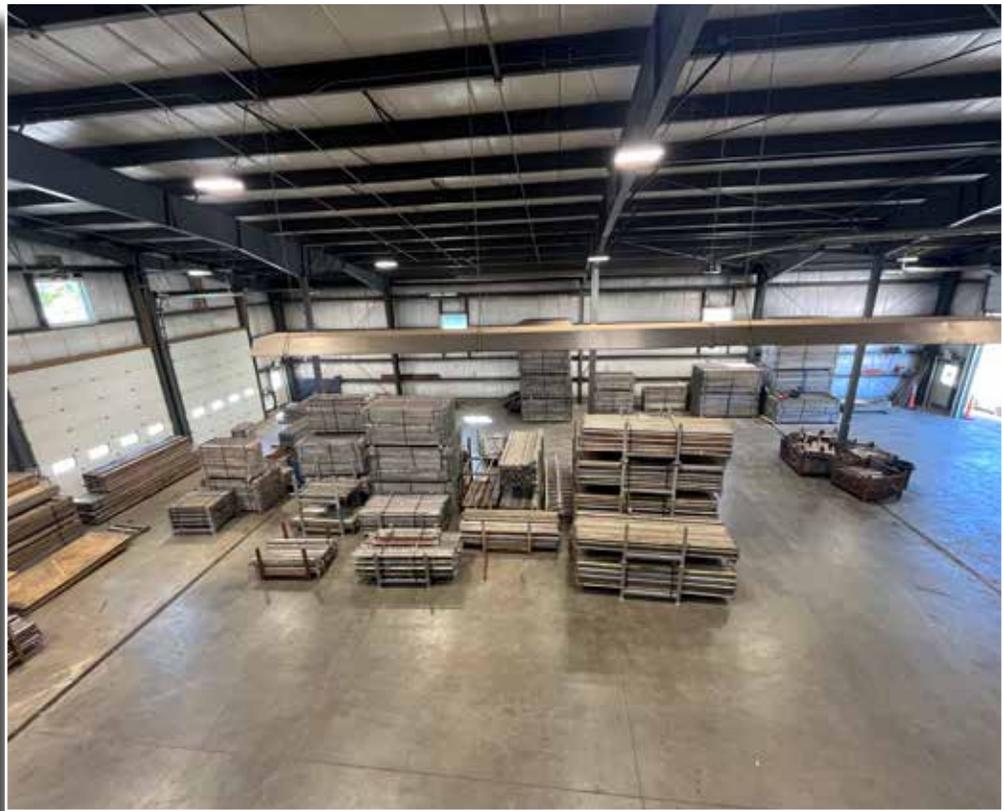
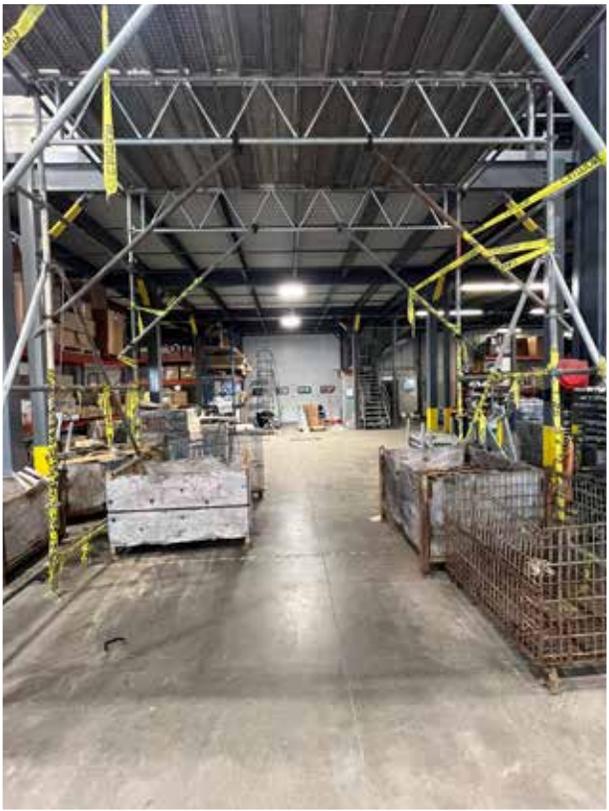
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|----------------------|---|
| OWNER | ETTI |
| ASSESSOR'S REFERENCE | MAP U10, LOT 011 |
| BOOK & PAGE | 6990/313 |
| ZONING | COMMERCIAL |
| LOT SIZE | 2.0± AC |
| BUILDING SIZE | 25,638± SF (PLUS 44,500± SF IN OUTDOOR STORAGE) |
| YEAR BUILT | 2007 |
| DATE AVAILABLE | WITHIN SIXTY (60) DAYS FOLLOWING FULLY EXECUTED LEASE |
| MINIMUM DIVISIBLE | 10,000± SF |
| CONSTRUCTION | CONCRETE BLOCK & METAL |
| CEILING HEIGHT | 21' AT EAVES, 35' AT CENTER |
| COLUMN SPACING | 48' |
| DRIVE-IN DOORS | TWENTY (20) 14' X 14' OVERHEAD DOORS |
| POWER | SINGLE-PHASE; 400 AMPS |
| HEATING SYSTEM | NATURAL GAS |
| ROOF TYPE | METAL |
| WATER/SEWER | MUNICIPAL |
| PARKING | ON-SITE |
| LEASE RATE | \$9.50/SF NNN \$8.95/SF NNN |

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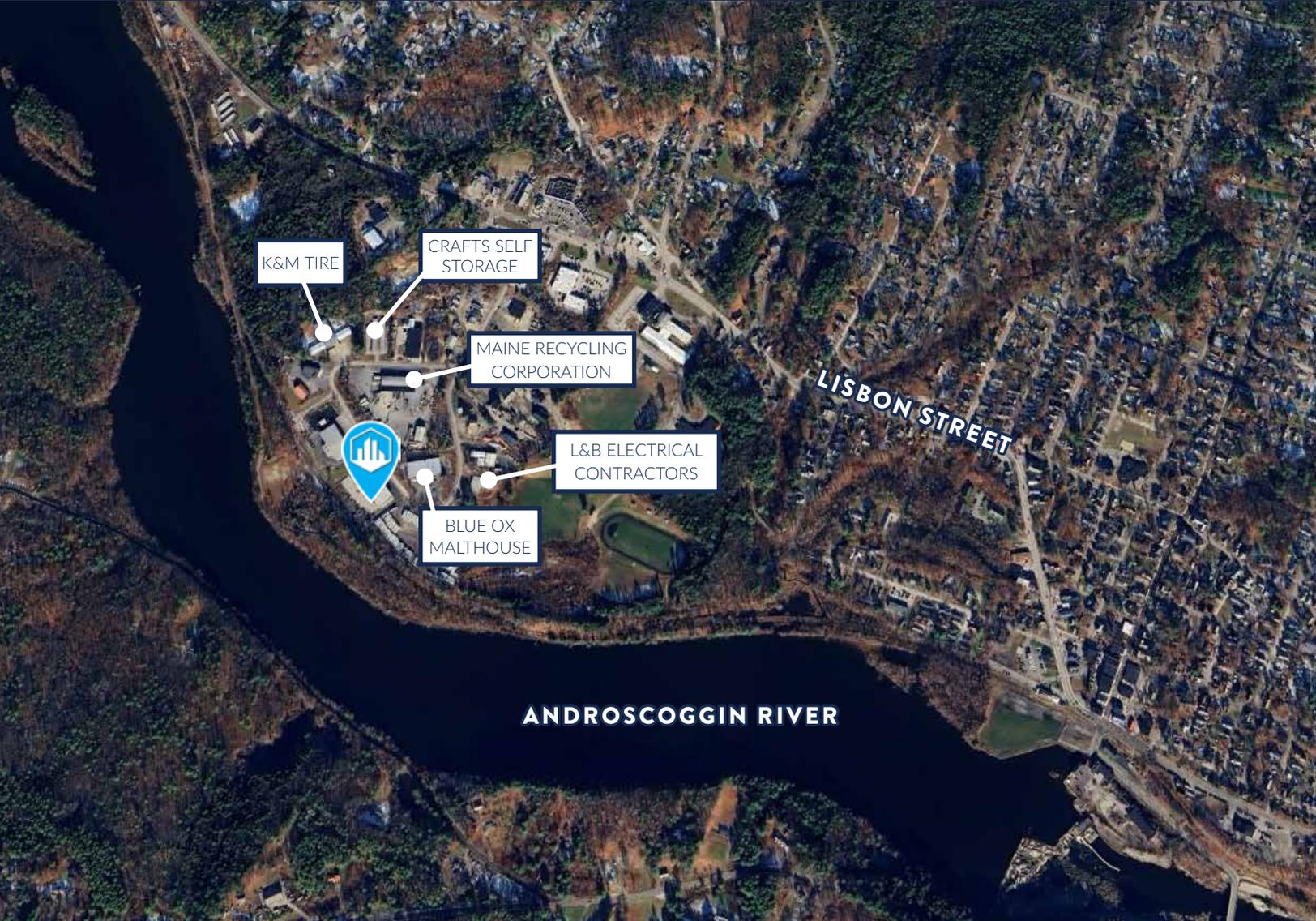


INTERIOR PHOTOS



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CONTACT US



NOAH STEBBINS

Partner

+1 207.553.1727 D

+1 207.400.6737 C

nstebbins@boulos.com

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