

**9 CUTTS ROAD  
KITTERY, ME**

**FOR SALE**



## **HIGH VISIBILITY MANUFACTURING**

### **PROPERTY SPECIFICATIONS**

<b>BUILDING SIZE:</b>	113,353 SF	<b>PARKING:</b>	78 SPACES (EXPANDABLE)
<b>LOT SIZE:</b>	27 ACRES	<b>POWER:</b>	2000 AMPS, 480 Volts, 3 Phase
<b>ZONED:</b>	MU	<b>HEAT:</b>	PROPANE
<b>YEAR BUILT:</b>	1967	<b>UTILITIES:</b>	TOWN WATER + SEWER
<b>CONSTRUCTION:</b>	METAL, STEEL FRAME		
<b>CEILING HEIGHT:</b>	11'-14'		
<b>LOADING:</b>	8 LOADING DOCKS 1 DRIVE-IN		
<b>ROOF:</b>	RUBBER MEMBRANE		

### **HIGHLIGHTS**

- Expansion potential adjacent to Kittery Outlets
- Easy access to Interstate (I-95)
- 10 minutes north of Portsmouth, NH
- Both I-95 and Rt. 1 frontage

**R.W. HOLMES**  
COMMERCIAL REAL ESTATE

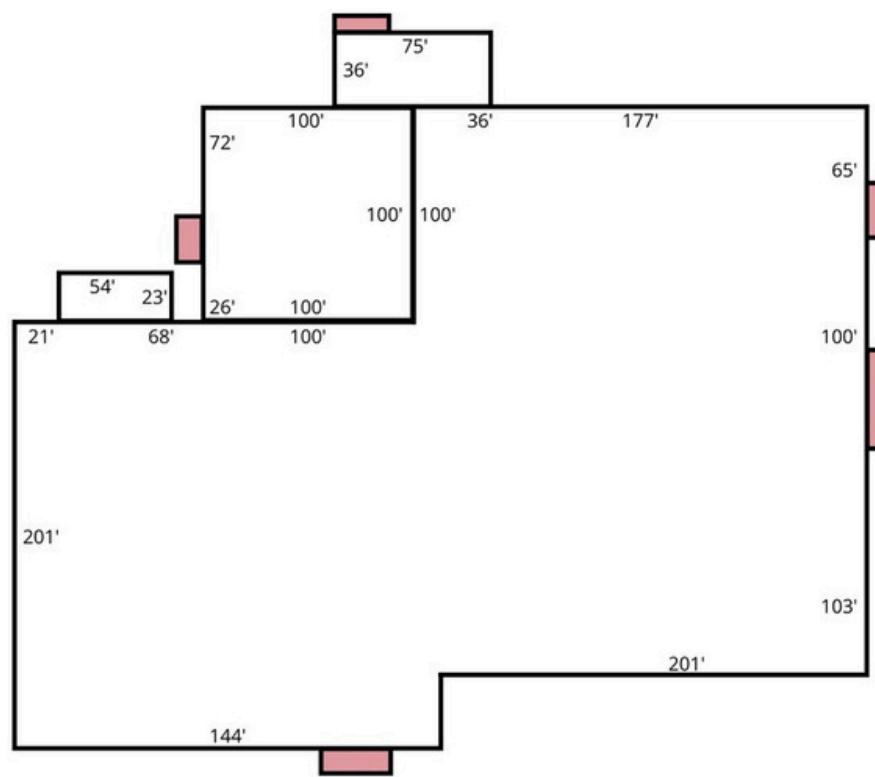
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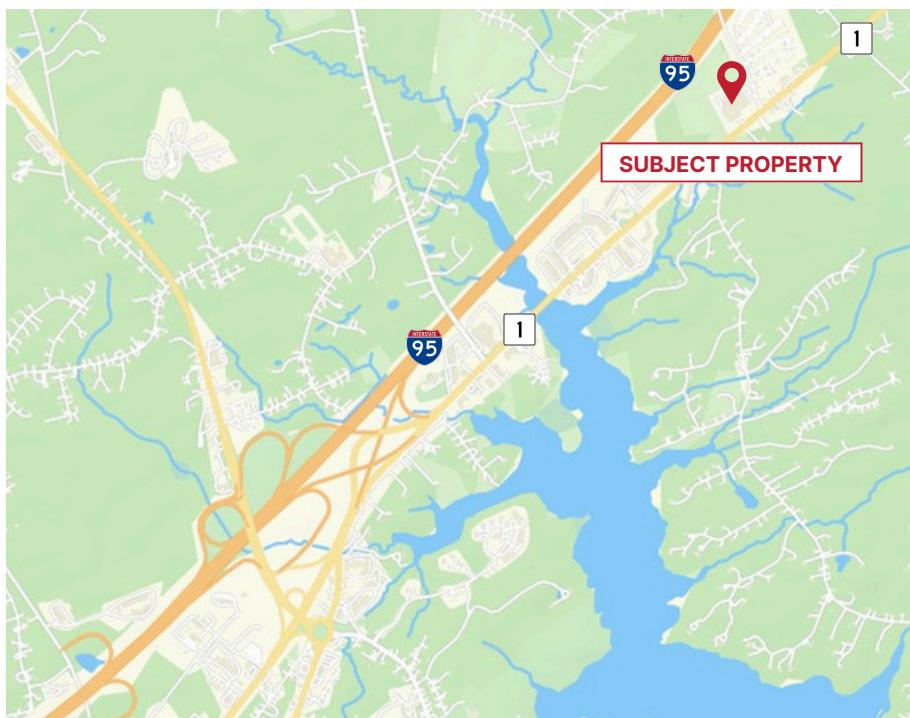
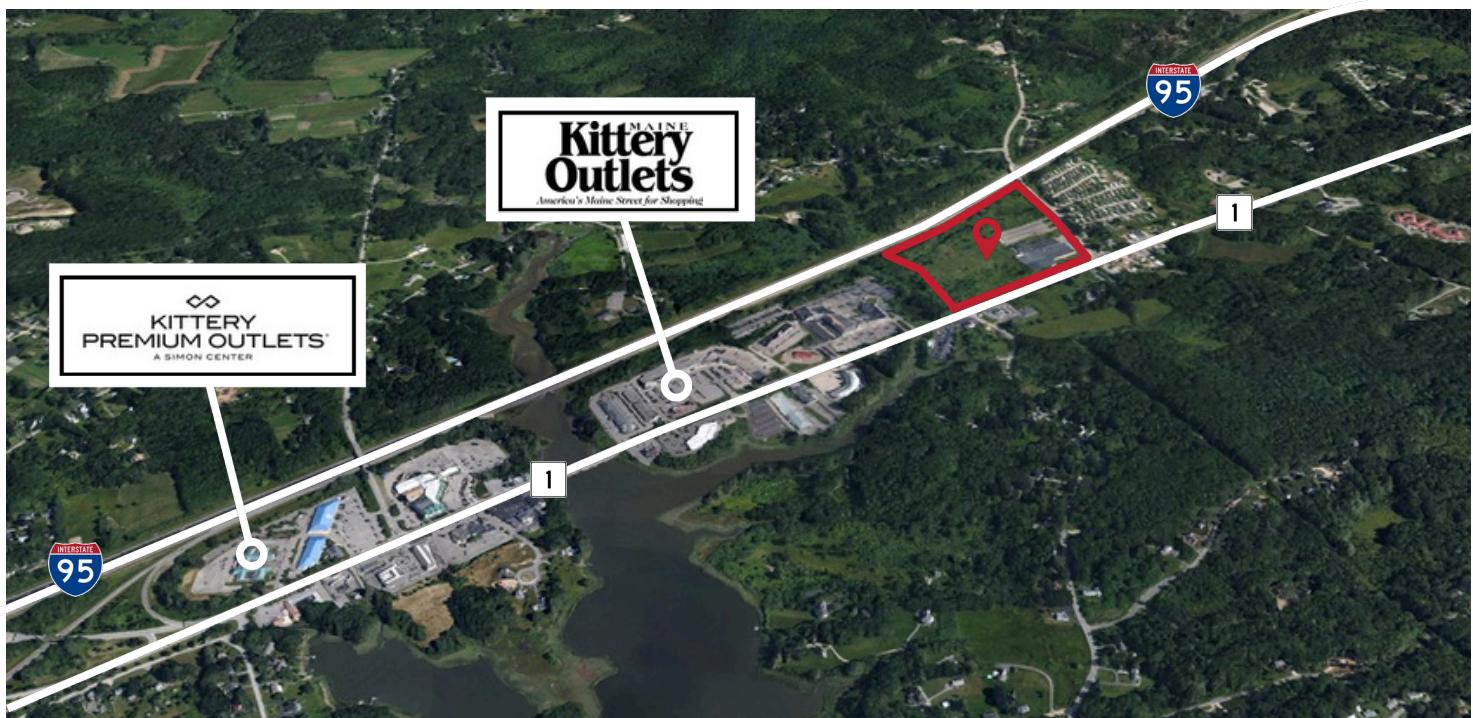
## ***FLOOR PLAN***



## SITE PLAN



## LOCATION & ACCESS



**1,600± FRONTAGE**   
**1,050'± FRONTAGE**   
**931'± FRONTAGE** **CUTTS RD.**

### CONVENIENT ACCESS

**PORTSMOUTH, NH**

**3.9 MILES**

**BOSTON, MA**

**61 MILES**