



OFFICE/WAREHOUSE SPACE



FOR LEASE

12 CENTER PARK ROAD, UNIT 7, TOPSHAM, ME 04086

PROPERTY HIGHLIGHTS

- 4,700± SF newly constructed office/warehouse unit located in a professionally managed industrial park.
- The space features a fully built out office with 3 private offices, 2 conference rooms, 2 private restrooms with 1 shower, & kitchenette.
- The warehouse portion features 3 drive-in overhead doors (12' x 14') with 17' ceilings and a fenced in 6,000± SF outdoor storage area.
- Approximately 1 mile from interstate I-295.
- **Lease Rate: \$12.25/SF NNN**



PROPERTY DETAILS

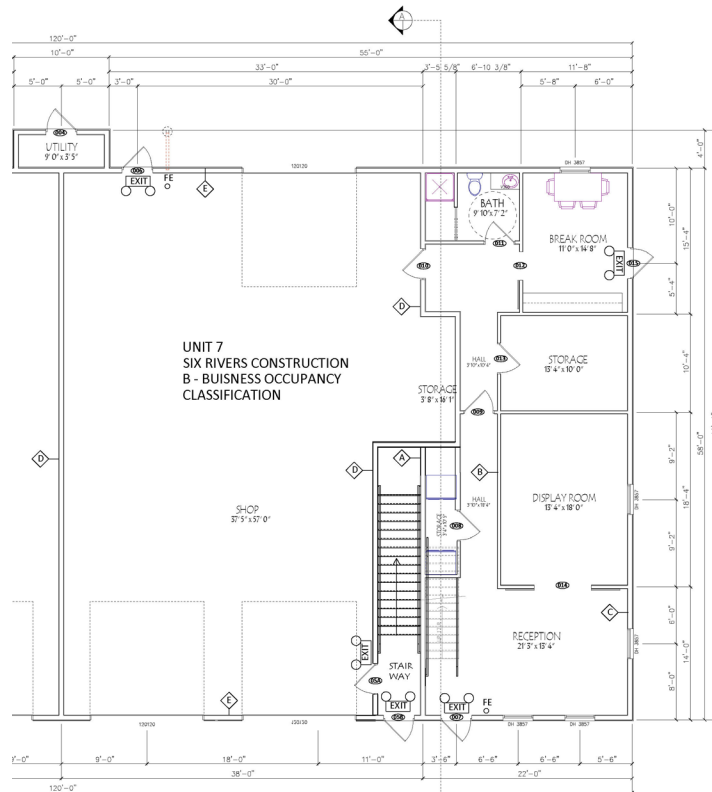
OWNER	The Grant Group, LLC	YEAR BUILT	2021
BOOK/PAGE	2019R/2164	UTILITIES	Well Water Septic Sewer
BUILDING SIZE	8,200± SF	HEATING SYSTEM	Gas fired modine heating system & heat pumps
AVAILABLE SPACE	4,700± SF	POWER	Single-phase, 300 Amps
LOT SIZE	2.43± AC	LAYOUT	3 private offices, 2 conference rooms, 2 private restrooms with 1 shower, & kitchenette
# OF STORIES	Two (2)	CEILING HEIGHT	17'
ZONING	CC 196 - Commercial Corridor Route	CLEAR HEIGHT	17'
DRIVE-IN DOORS	Three (3) 12' x 14'	AGE OF ROOF	2021 (Asphalt Shingle)
OUTDOOR STORAGE	Yes (50' x 120')	EST. NNN EXPENSES	\$2.50/SF (2025 estimate)
DATE AVAILABLE	February 1, 2025	LEASE RATE	\$12.25/SF NNN



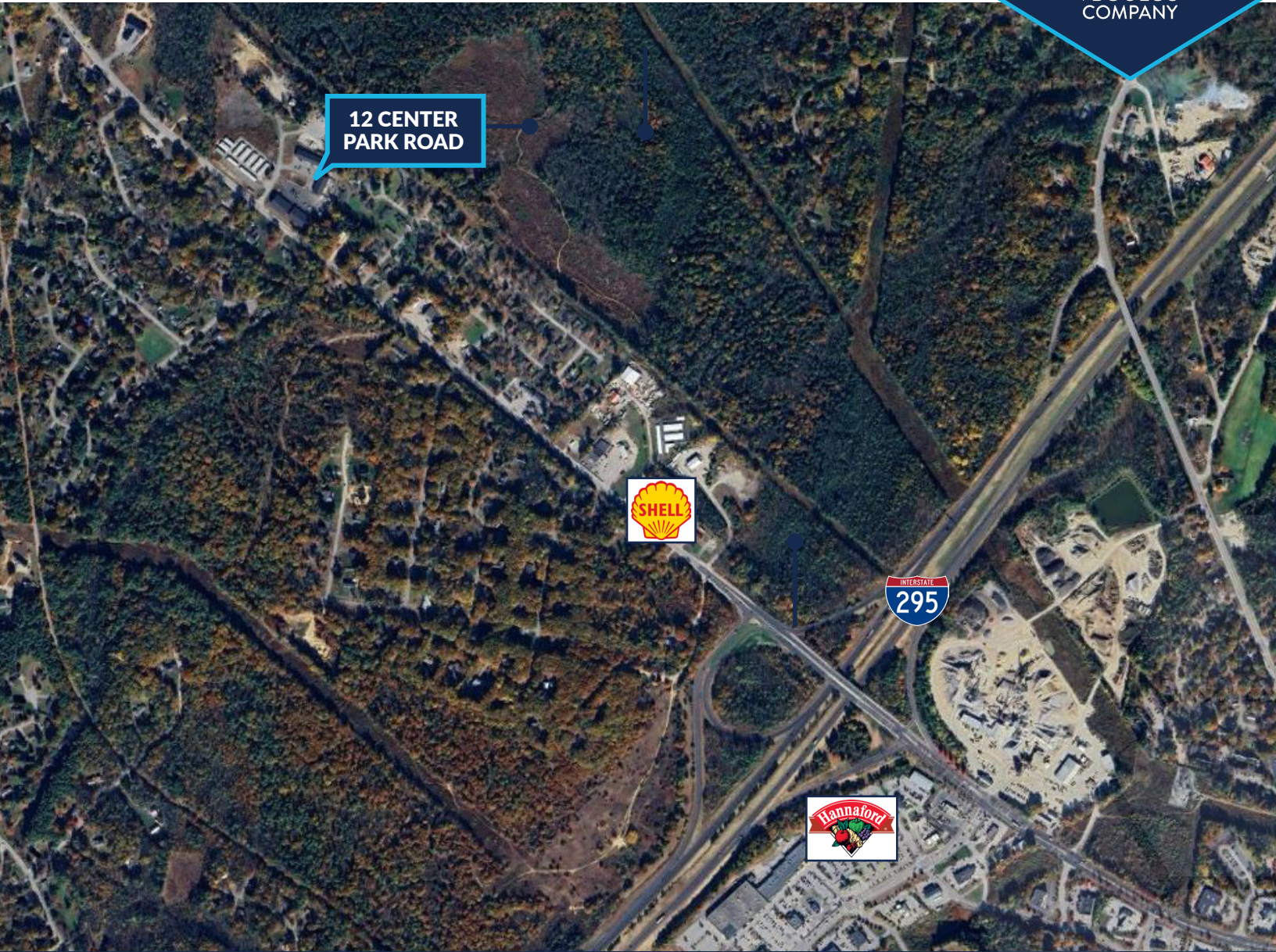
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FLOOR PLAN



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12 CENTER
PARK ROAD



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