

# FOR LEASE



## CLASS A INDUSTRIAL/WAREHOUSE BUILDING

534 BELGRADE ROAD  
OAKLAND, ME 04963

## PROPERTY HIGHLIGHTS

- 40,000± SF Class A Industrial/Warehouse on 10.74± acres
- Four (4) loading docks and three (3) overhead doors
- 24'-27' clear ceiling height
- Lease: \$8.50/SF NNN



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OWNER OF RECORD	E23 LLC
BUILDING SIZE	56,271± SF
AVAILABLE SPACE	40,000± SF
LOT SIZE	10.74± Acre
REGISTRY OF DEEDS	Book 2847 & 12433 Page 107 & 237
MAP / LOT	Map 11, Lot 046
ZONING	See Broker for Details
YEAR BUILT	1980, Renovated in 2009
DOCKS/DOOR	Four (4) loading docks Three (3) overhead doors
HVAC	Hot air for areas where warehouse is heated. Not all the warehouse is heated (some areas cooled only). Electric cooling.
CONSTRUCTION	Steel frame
ROOF	Pre-engineered metal roof (1989 & 2009)
WATER/SEWER	Well/Septic (3x1,000 gallons)
SPRINKLERS	None
CLEAR HEIGHT	24' - 27'
POWER	3-phase, 2 service entrances One 800 amp One 400 amp
FLOOR DRAINS	Floor drains to leach field (with oil separator)
LEASE RATE	\$8.50/SF NNN

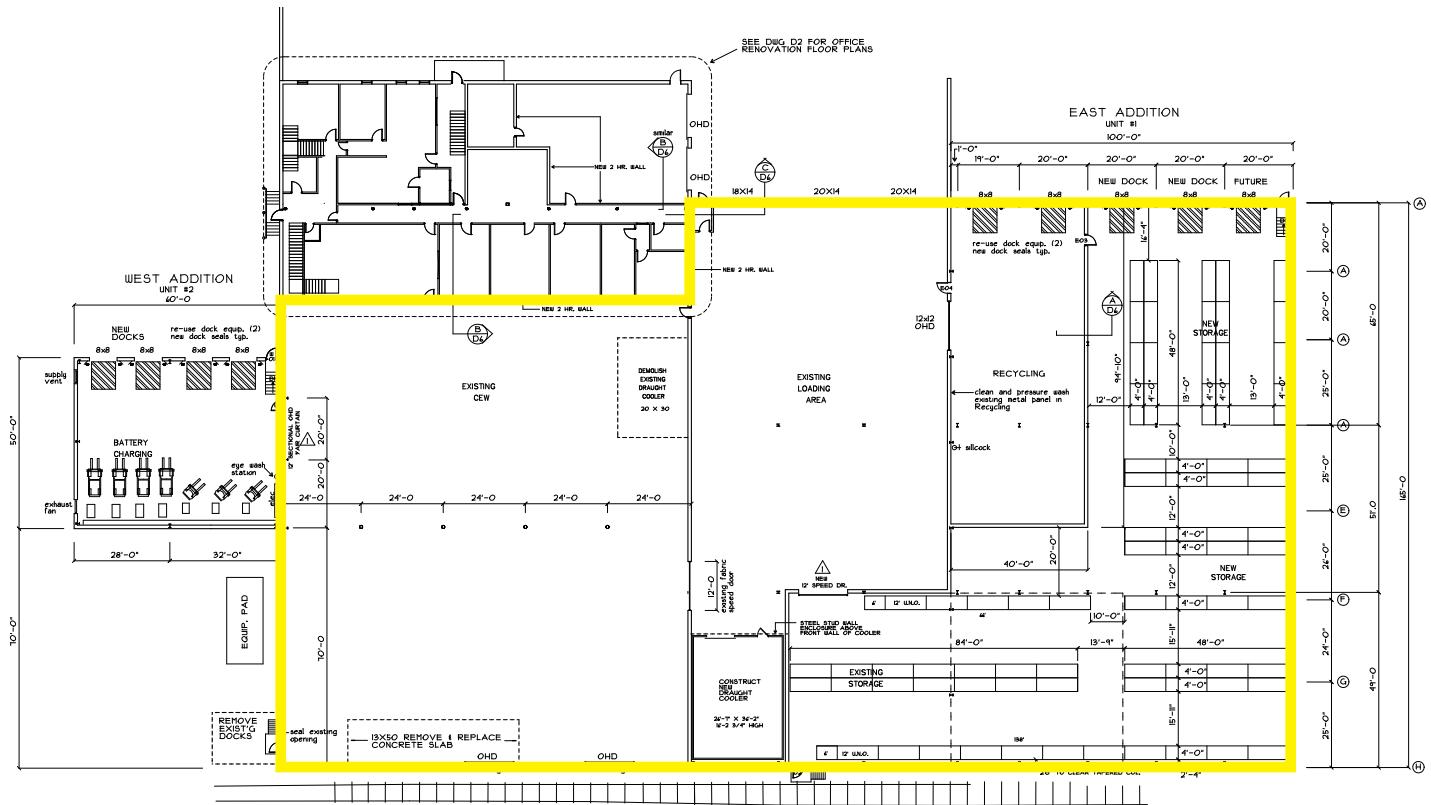


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## FLOOR PLAN



FOR LEASE | CLASS A INDUSTRIAL/WAREHOUSE BUILDING

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## CONTACT US



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