

# FOR LEASE | INDUSTRIAL/OFFICE SPACE

3 Eisenhower Drive | Westbrook, ME



## 11,737 ± SF PRIME INDUSTRIAL/OFFICE SPACE

- Located in a high-traffic area in Westbrook with tremendous visibility.
- Approximate office to warehouse ratio is 50:50 with the ability to peel back office square footage relatively easily.
- Current layout consists of eleven private offices, four conference rooms, a showroom, a kitchenette, and warehouse space.
- Features 3 loading docks and ample parking.

**LEASE RATE: \$10.50/SF NNN**



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# PROPERTY SUMMARY

3 Eisenhower Drive | Westbrook, ME



**OWNER:** D & G Group Holdings, LLC

**DEED:** Book 15680, Page 143

**ASSESSOR:** Map 5, Block B, Lot 18

**BUILDING SIZE:** 11,737± SF

**AVAILABLE:** September 1, 2025

**YEAR BUILT:** 1971

**CONSTRUCTION:** Masonry

**ROOF:** Flat

**SIDING:** Concrete / Cinder

**CEILING HEIGHT:** Office / Showroom - 8' - 10'  
Warehouse - 13' - 14'

**ELECTRICITY:** 3-phase

**HVAC:** Forced hot air; gas, multiple  
electrical heat pumps

**UTILITIES:** Municipal water & sewer

**RESTROOM:** Four (4)

**LOADING DOORS:** Three (3)

**SIGNAGE:** Large pylon at lighted  
intersection of Eisenhower Dr.  
and Spring St.

**PARKING:** Ample-on site

**ZONING:** MZD - Manufacturing Zoning  
District

**LEASE PRICE:** \$10.50/SF NNN





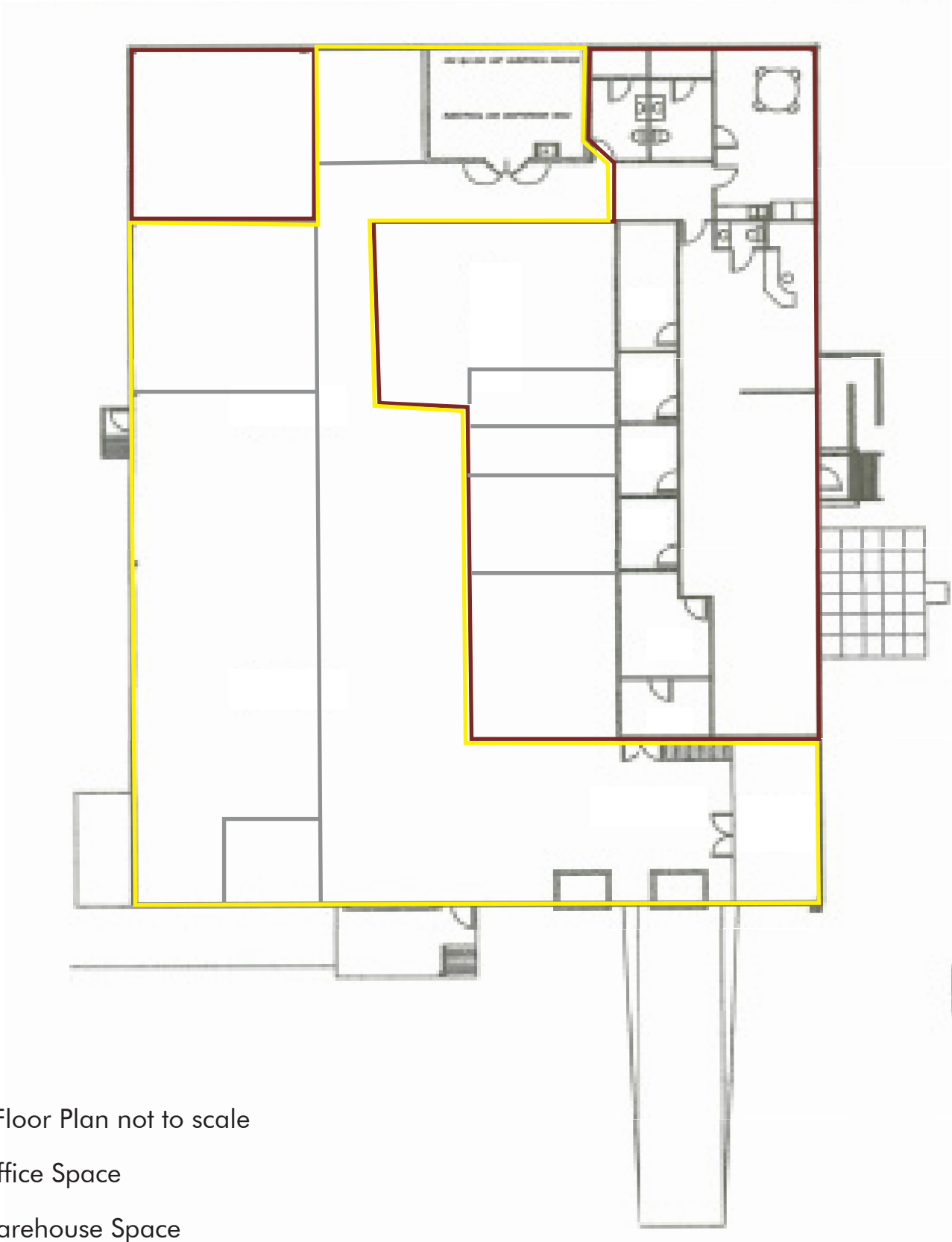
# PHOTOS

3 Eisenhower Drive | Westbrook, ME



# FLOOR PLANS

3 Eisenhower Drive | Westbrook, ME

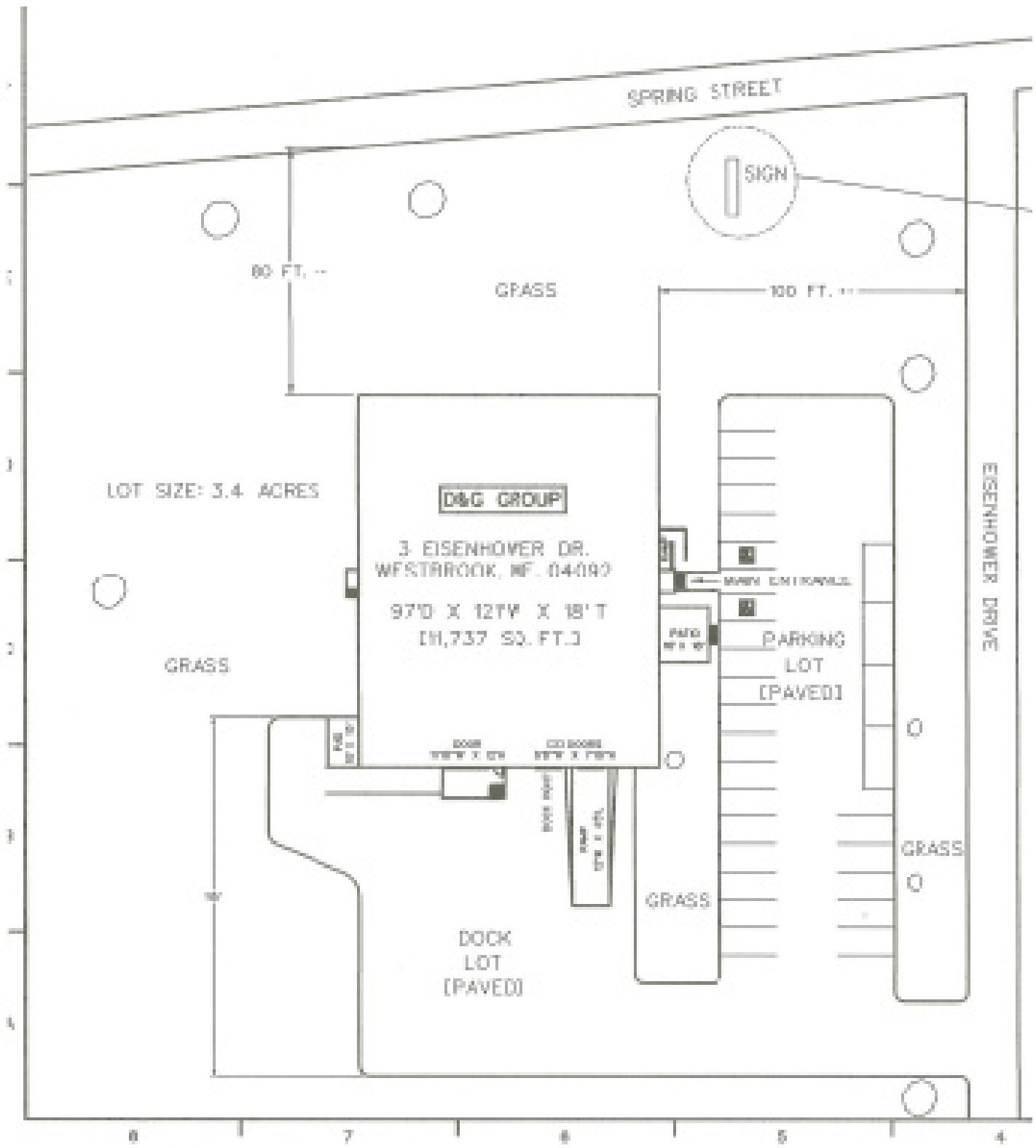


\* Floor Plan not to scale

Office Space

Warehouse Space

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