

# FOR LEASE



## INDUSTRIAL SPACE

39 EISENHOWER DRIVE, WESTBROOK, ME 04092

### PROPERTY HIGHLIGHTS

- Can be delivered as lab or light assembly space with offices and shipping area, or open industrial space
- 15,413± SF available for lease in this 51,960± SF building
- Located on Eisenhower Drive across from IDEXX Laboratories
- 18' clear height, four (4), 8' x 10' loading docks in an enclosed loading area accessed by three (3), 14' drive-in doors, and ESFR sprinkler system
- On-site parking in common with other tenants
- Available immediately
- Lease Rate: \$12.00/SF NNN



THE BOULOS  
COMPANY

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## PROPERTY DETAILS

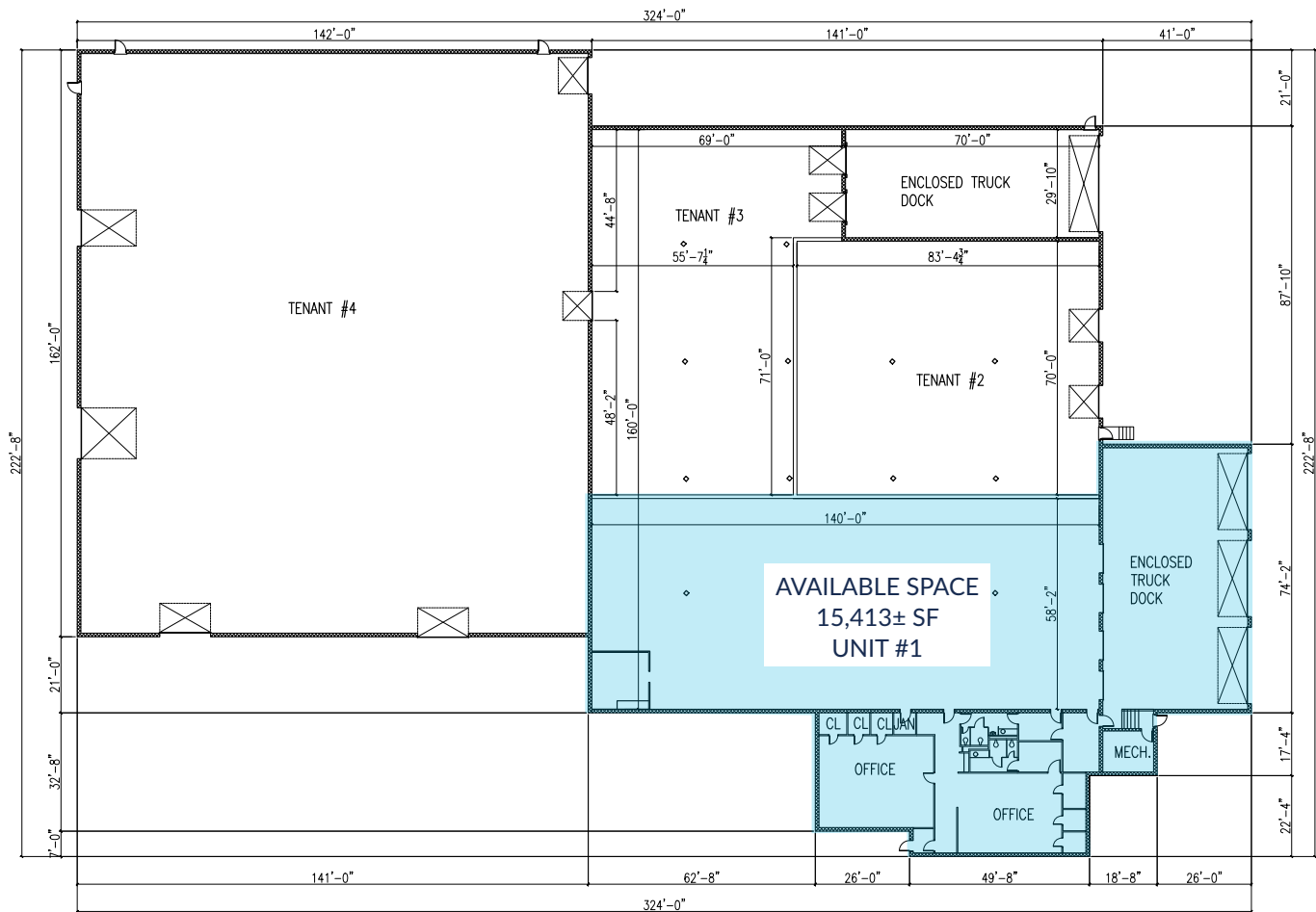
<b>OWNER</b>	39 Eisenhower Drive, LLC
<b>BUILDING SIZE</b>	51,960± SF
<b>AVAILABLE SPACE</b>	15,413± SF (Unit 1)
<b>YEAR BUILT</b>	1985; addition 2004
<b>CONSTRUCTION</b>	Masonry on steel frame
<b>ROOF</b>	Rubber membrane
<b>LAND AREA</b>	4.42± Acres
<b>ZONING</b>	MZD - Manufacturing Zone
<b>BOOK/PAGE</b>	34548 / 0237
<b>ASSESSOR'S REF</b>	Map 5, Block B, Lot 11
<b>PARKING</b>	88± on-site spaces in common with other tenants
<b>LOT FRONTAGE</b>	867' on Eisenhower Drive and Bradley Drive
<b>CLEAR HEIGHT</b>	18'
<b>FLOOR</b>	5" concrete
<b>LIGHTING</b>	Recessed LED
<b>COLUMN SPACING</b>	32' x 28'
<b>DOCK HIGH DOORS</b>	Four (4), 8' x 10'
<b>GRADE LEVEL DOORS</b>	Three (3), 14' high doors
<b>POWER</b>	400 Amp, 240 V, 3-Phase
<b>HEATING/COOLING</b>	Gas-fired unit heaters
<b>UTILITIES</b>	Municipal water & sewer
<b>SPRINKLER</b>	Yes, ESFR system
<b>LEASE RATE</b>	<b>\$12.00/SF NNN</b>
<b>NNN EXPENSES</b>	<b>\$3.10/SF</b>
<b>AVAILABILITY</b>	Immediately

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## FLOOR PLAN



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## CONTACT US



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