FOR LEASE | FLEX INDUSTRIAL UNIT WITH STORAGE

477 WASHINGTON JUNCTION ROAD, HANCOCK, ME 04640

Cover photo rendering reflects some improvements slated for Q1 2027.



PROPERTY HIGHLIGHTS

- 4,500± SF end-unit in multi-tenant industrial building
- 0.5± acres of outdoor storage, formerly a landscaping business
- Visible location for signage approximately 20 minutes from MDI
- 14 - 18’ ceilings, clear span steel structure
- Recent capital improvements and additional upgrades slated for Q1 2027. Space will include new heating system.

LEASE RATE: $10.00/SF NNN

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

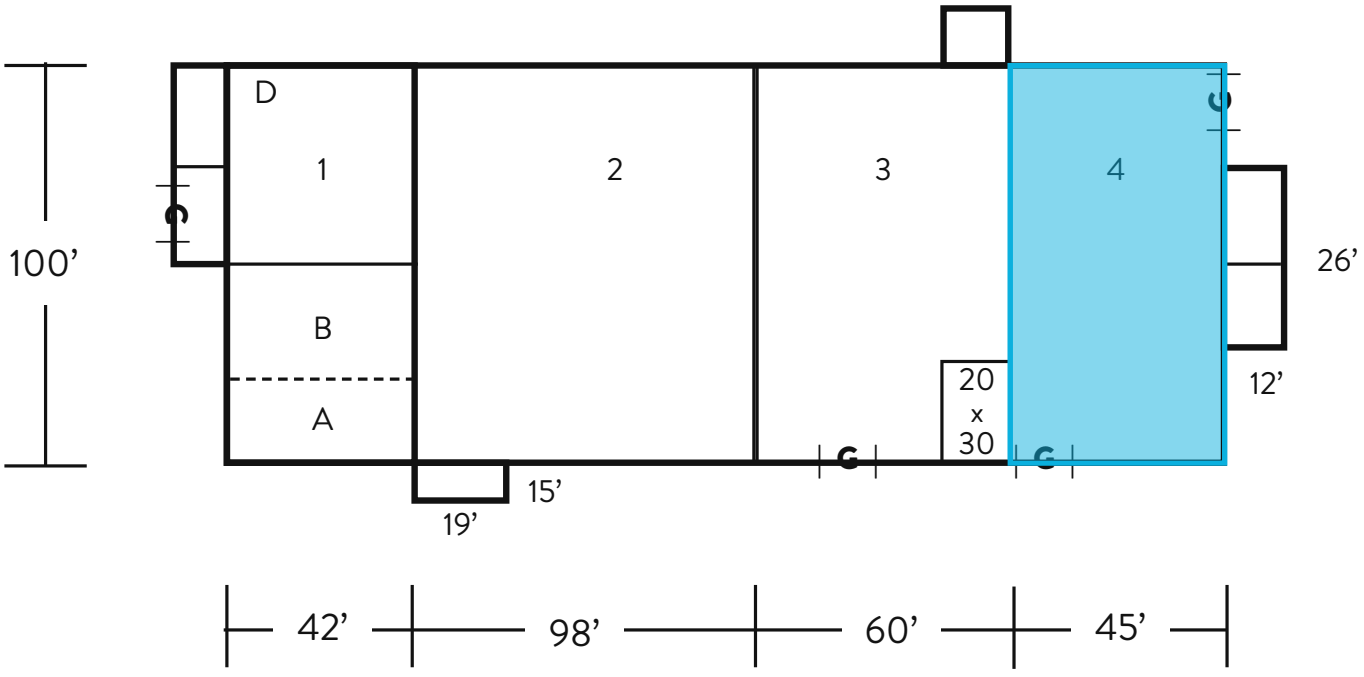
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PROPERTY DETAILS

OWNER OF RECORD	HORCH DOWNEAST, LLC	**POWER**	200 amp service
BOOK/PAGE	7334/800	**UTILITIES**	Public water & private sewer
ASSESSOR'S REFERENCE	227/26	**CEILING HEIGHT**	14' at eaves, 18' at center
AVAILABLE SPACE	Unit 4: 4,500± SF	**CLEAR HEIGHT**	12'
DATE AVAILABLE	Immediately	**GRADE LEVEL DOORS**	Two (2) 10' x 12' doors
BUILDING SIZE	25,000± SF	**CONSTRUCTION**	Steel frame
LOT SIZE	5.2± AC	**NNN EXPENSES**	$2.65/SF
LOT FRONTAGE	500' on Washington Junction Road	**LEASE RATE**	$10.00/SF NNN

FLOOR PLAN



*Not drawn to scale

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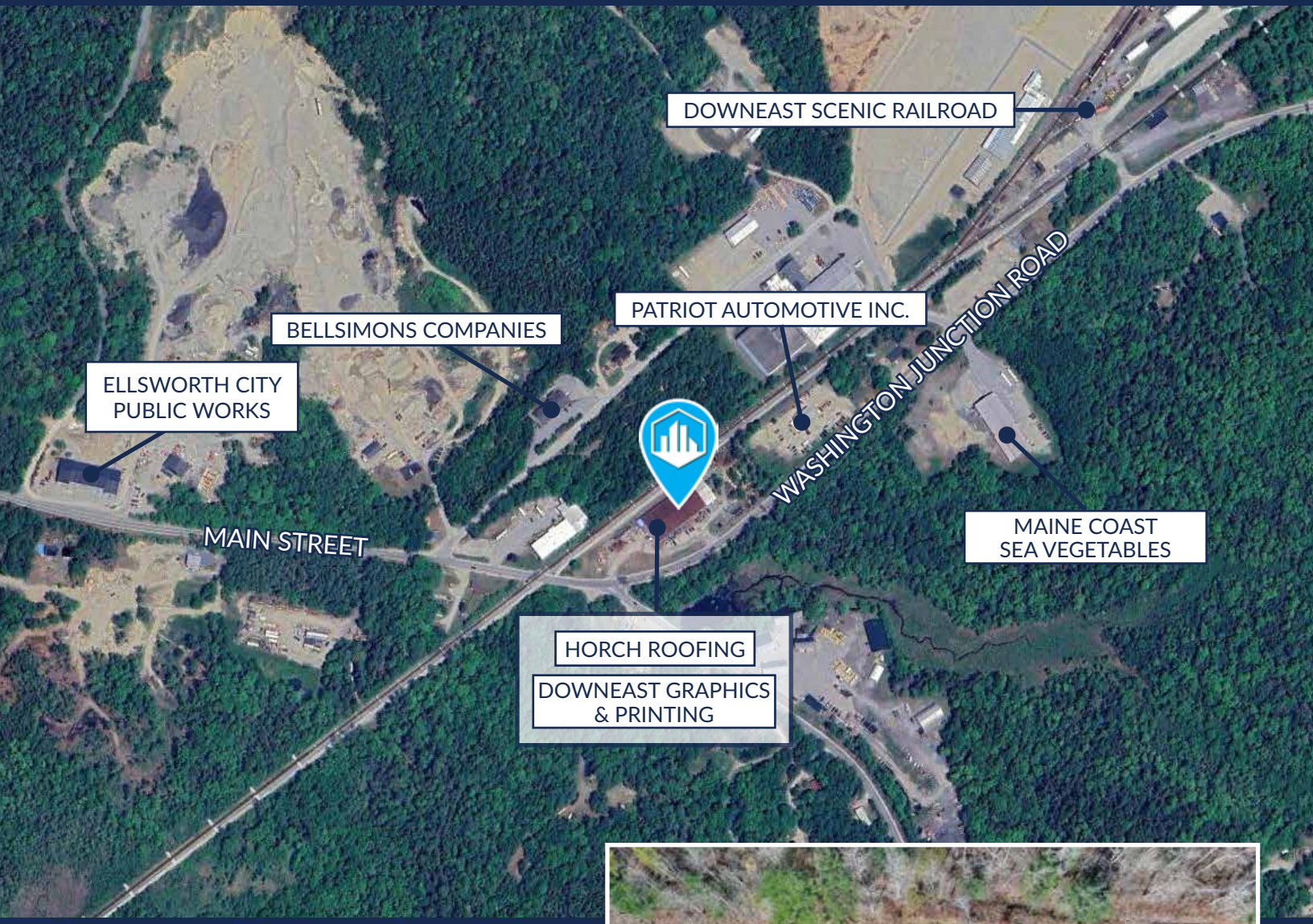






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CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to their accuracy. All information should be independently verified.