



Property Highlights

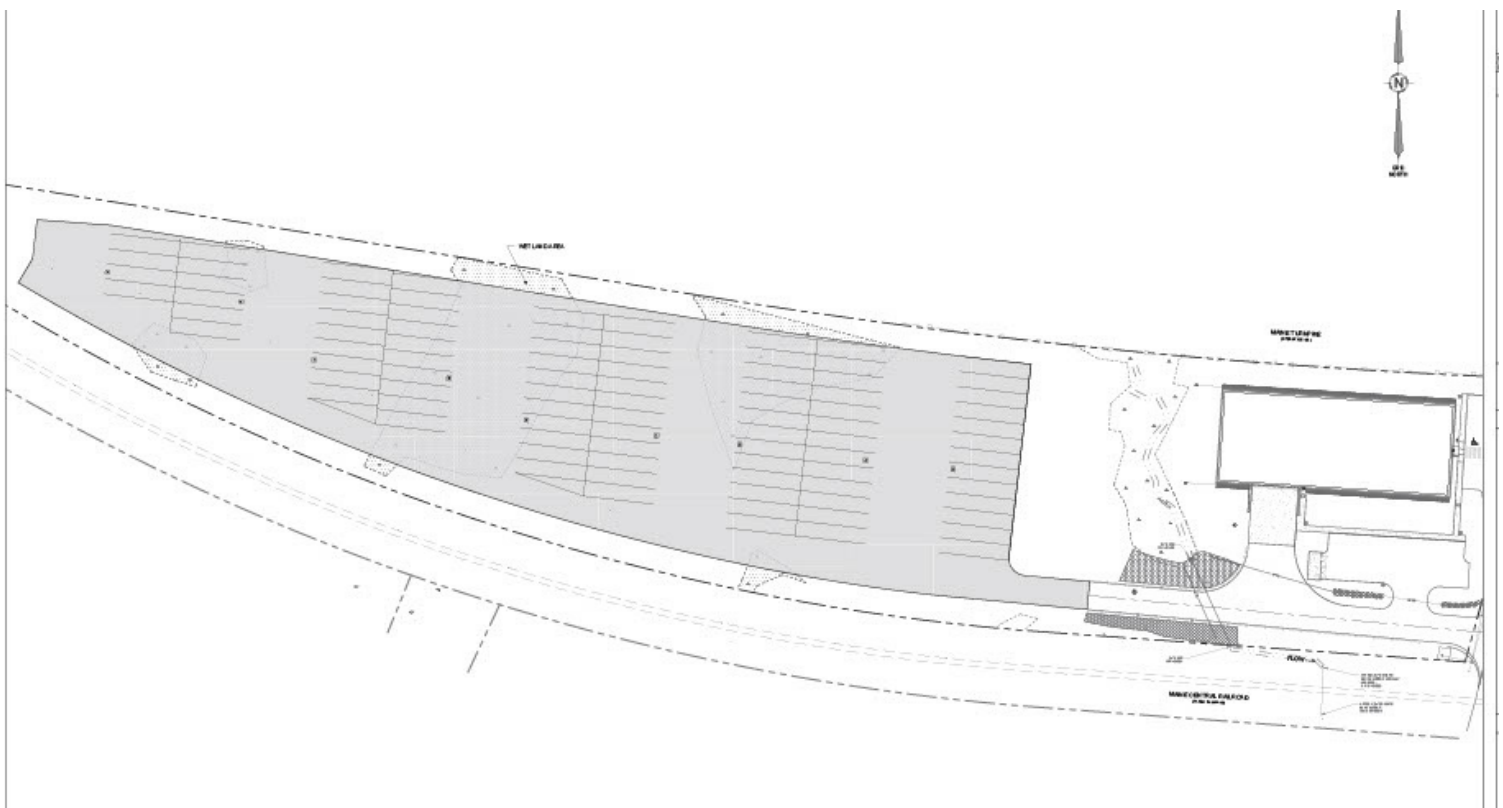
- 5± acres of secure laydown area
- 20,000 - 50,000 ± SF buildable industrial footprint
- Conceptual plan can accommodate 100± vehicles
- Landlord open to installing fencing, lighting, and pavement/gravel to suit Tenant's needs
- 1.2 miles from Maine Turnpike I-95 Exit 80
- Road frontage on Gould Rd., Lisbon St. (Route 196) and the Maine Turnpike
- Area businesses include: Liberty Mutual, Boston Granite Exchange, Hebert Construction, Al's Sports Center, Aroostook Fence Company and more
- Lease Rate: Secure Lay Down: \$40,000/yr - \$75,000/yr NNN

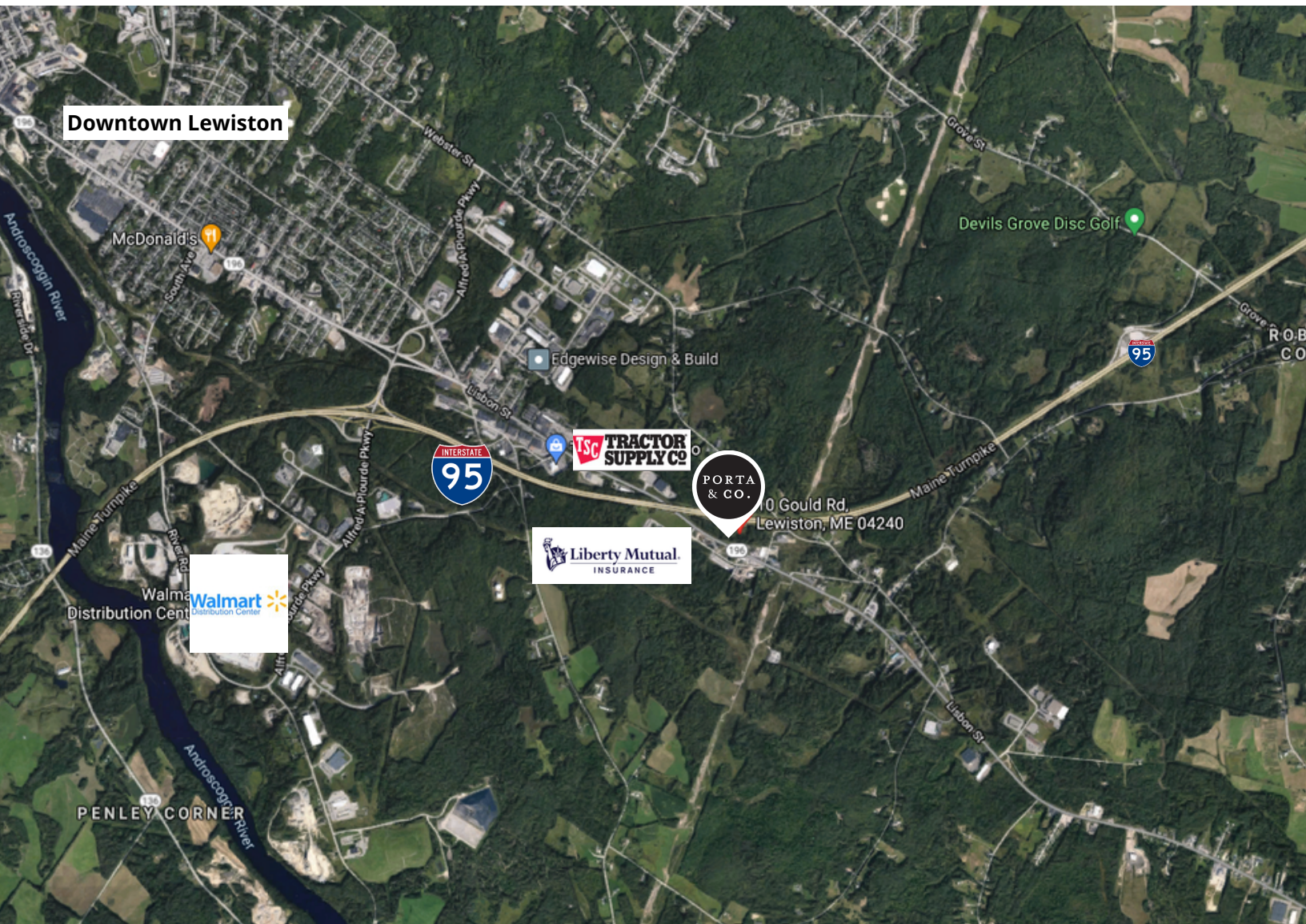
Industrial Build-To-Suit: To Be Determined

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Owner	10 Gould Street, LLC
Assessors Reference	Map 069, Lot 013
Available Space	Approx. 5± acres
Potential Building Envelope	20,000 - 50,000 ± SF
Lighting	LED, TBD
Parking	100+ vehicles
Utilities	Municipal water/sewer, natural gas
Zoning	HB - Highway Business District
Electrical	120/208, 3-phase, 400 amp
Real Estate Tax	TBD
Lease Rate	Secure Laydown: \$40,000/yr - \$75,000/yr NNN Industrial Build-To-Suit: Pricing to be determined





CONTACT



Tim Millett

Broker

C: 207-713-6995

O: 207-558-0893

tmillett@portacompany.com

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