FOR LEASE | INDUSTRIAL SPACE

16 EDISON DRIVE, AUGUSTA, ME 04330





PROPERTY HIGHLIGHTS

- 6,000± SF of industrial/warehouse space, plus potential for outdoor storage
- Available immediately
- 16’ clear height and one loading dock
- Less than a mile from I-95 (Exit 109) and easy access to Western Avenue
- On-site parking

LEASE RATE: $11.50/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	J & R Associates LLC
ASSESSOR'S REFERENCE	Map 17 / Lot 24
REGISTRY OF DEEDS	Book 8757 / Page 0285
ZONING	CC – Regional Business
LOT SIZE	2.97± AC
YEAR BUILT	1993
BUILDING SIZE	12,000± SF
SPACE AVAILABLE	6,000± SF
CEILING HEIGHT	18'
CLEAR HEIGHT	16'
DOCK HIGH DOORS	One (1) Loading Dock
CONSTRUCTION	Steel Frame, Concrete Floor
WATER	Well
SEWER	Municipal
HEATING	Natural Gas, Hot Air
RESTROOMS	One (1)
PARKING	On-site
AREA BUSINESSES	State Capitol Complex, White Cap, Sunbelt Rentals, F.W. Webb, Charlie's Motor Mall, Portland Glass, CMP, Convenient MD, Hannaford, Lowe's
DATE AVAILABLE	Immediately
NNN EXPENSES (EST.)	$2.71/SF
LEASE RATE	**$11.50/SF NNN**

PHOTOS

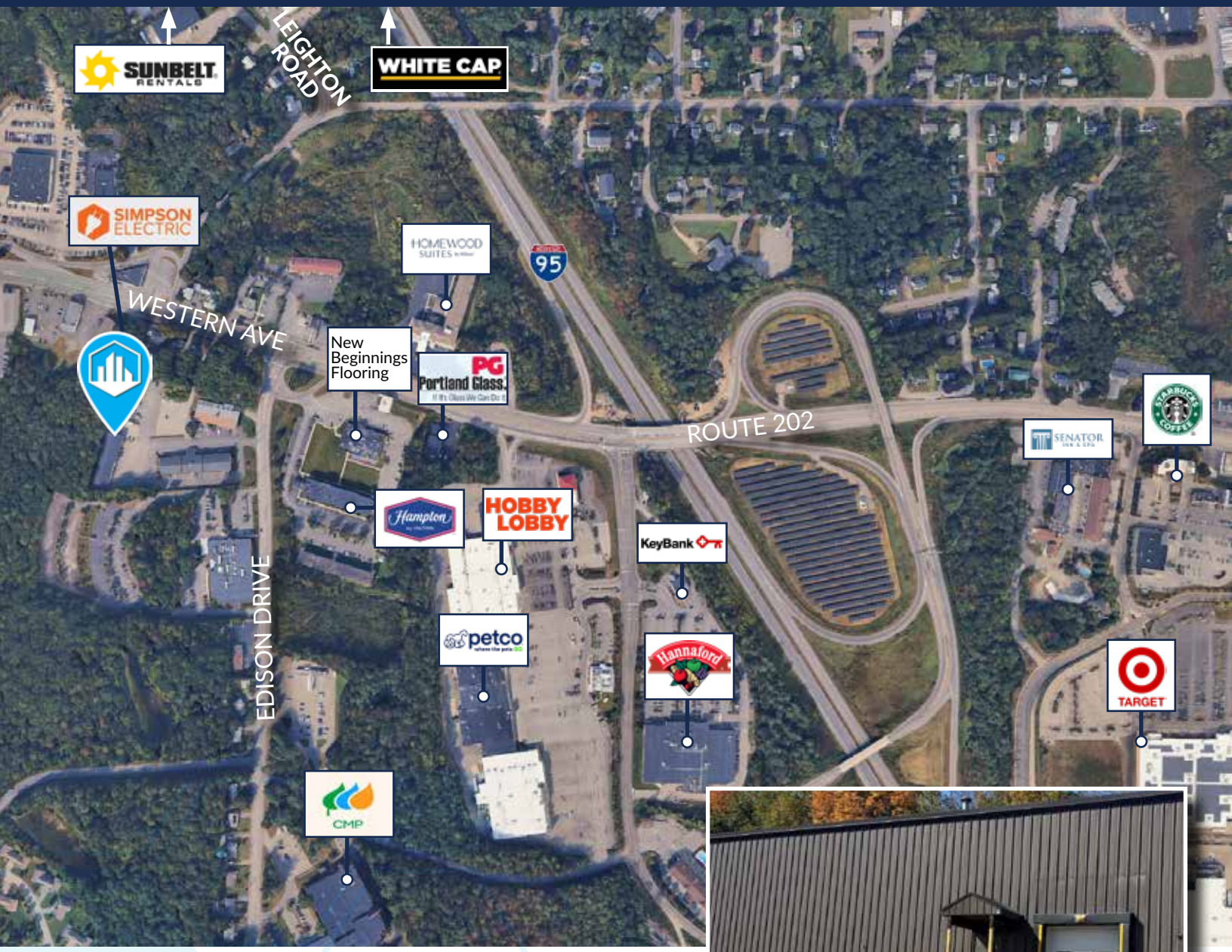






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CONTACT



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