FOR LEASE

Warehouse/Distribution/Manufacturing

Up to 220,000± SF | $7.95/SF NNN



90 Spencer Drive, Wells, ME 04090

Property Highlights

- *Space can be subdivided*
- *Sixteen (16) loading docks*
- *Up to 40'± ceiling height*
- *3,000 amp, 480 volt electrical service*
- *Trailer parking and outdoor storage*
- *Rail siding (needs to be activated)*

Property Description

We are pleased to offer up to 220,000± SF of high-bay manufacturing, distribution/warehouse, and office space for lease at 90 Spencer Drive in Wells Business Park. The property offers excellent access to Southern Maine's primary transportation corridor, with Maine Turnpike Exit 19 just ½ mile away. The space features ceiling heights up to 40 feet, heavy electrical service, trailer parking and outdoor storage, and up to 20,000± SF of air-conditioned office space. The space can be subdivided to accommodate varying space requirements.

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The Dunham Group | Commercial Real Estate

90 Spencer Drive

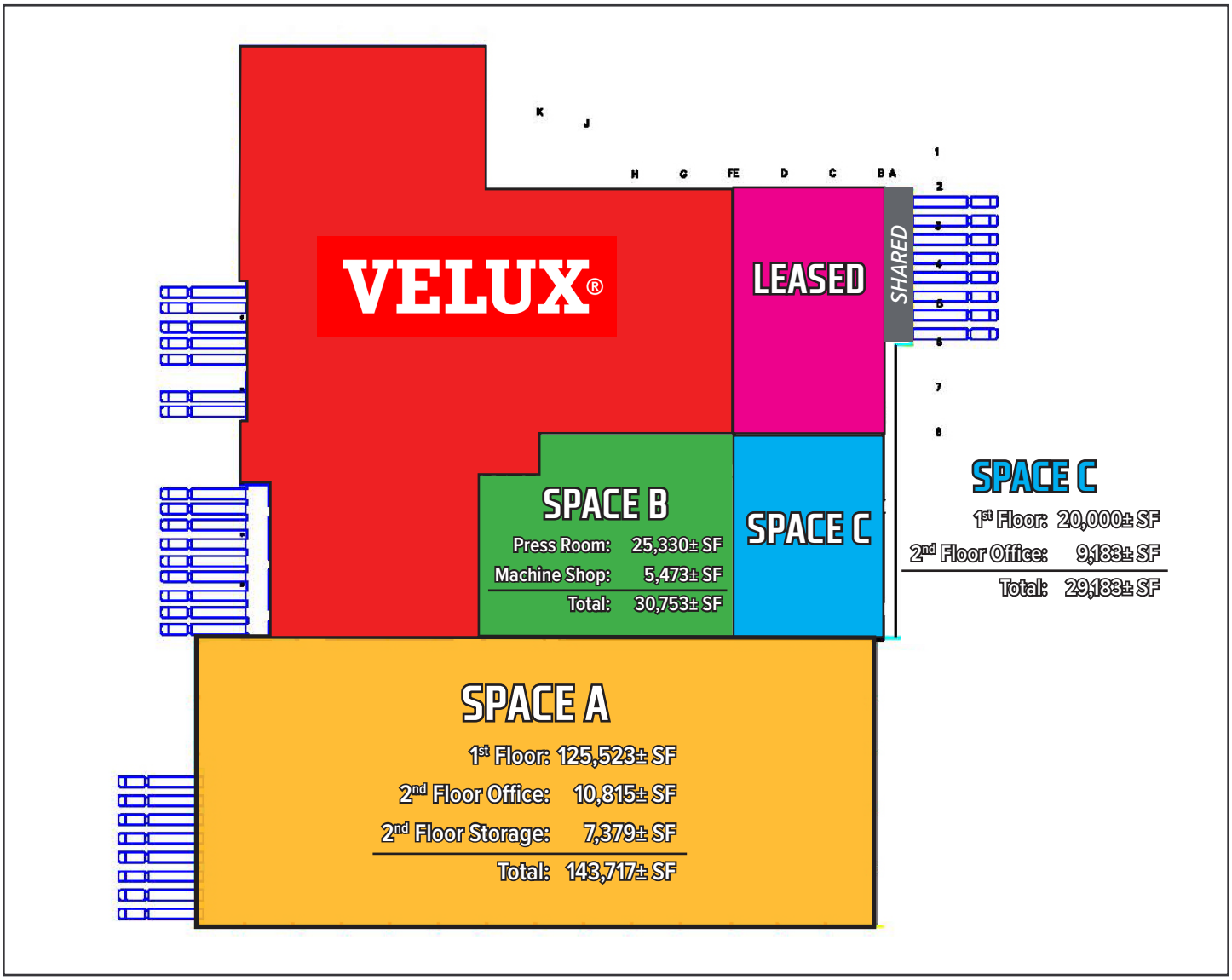


Property Overview

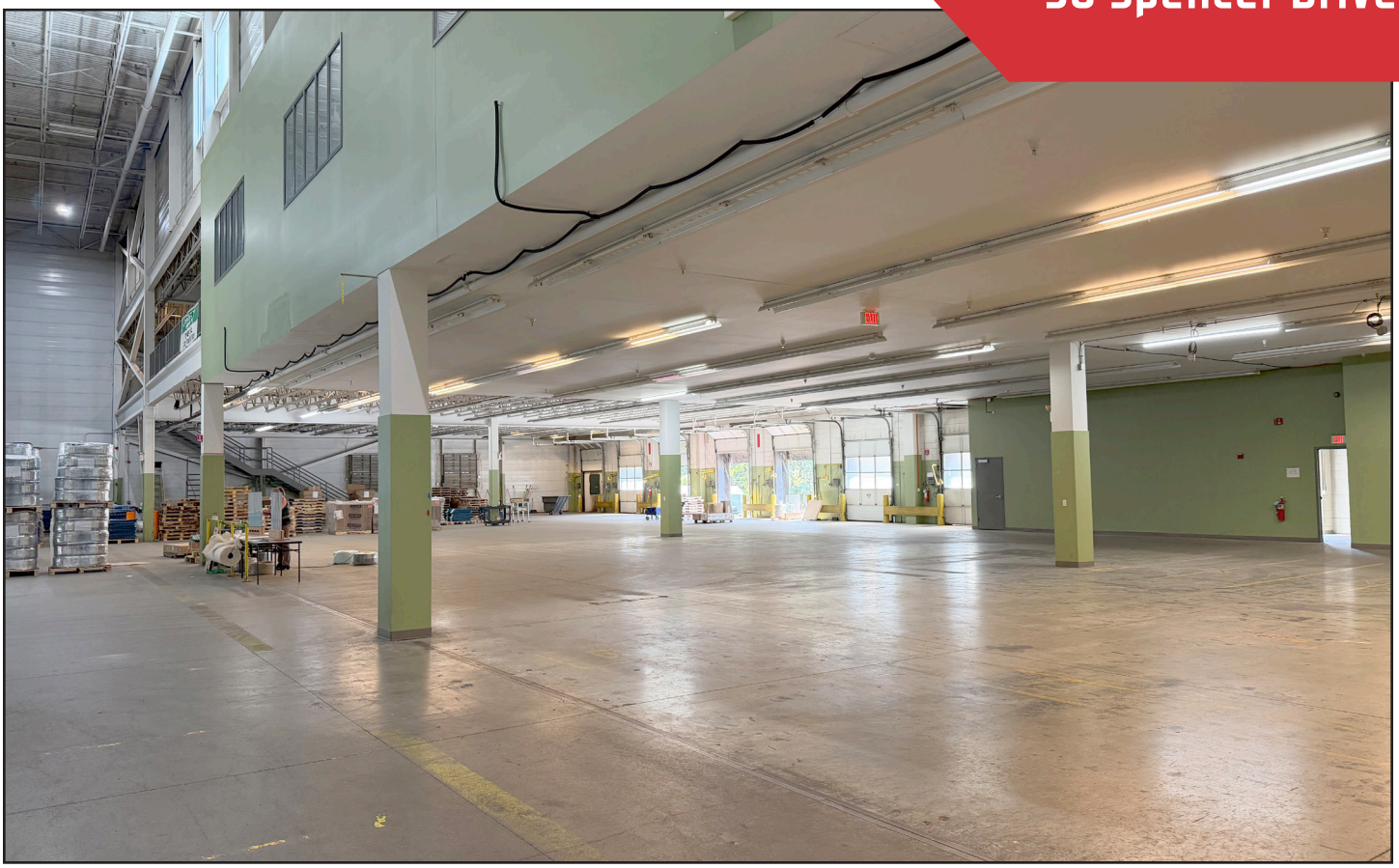
Landlord	J&S Trust
Building Size	400,087± SF
Space Available	Up to 220,000± SF
Space Breakdown	Office: 20,000± SF Warehouse: 200,000± SF
Lot Size	39.02± acres
Zoning	Light Industrial District
Assessor's Reference	Map 50, Lot 27
Year Built	1981 & 1999 (Space A)
Building Construction	Concrete and steel
Roof	Rubber membrane (Installed 2021/2022)
Flooring	Concrete
Lighting	High bay fluorescent and LED fixtures
Ceiling Height	23' - 40'±
Loading Docks	Sixteen (16)
Drive-in OHDs	One (1)
Utilities	Municipal water and sewer, natural gas
Heating	Office: HVAC Warehouse: Gas-fired FHA
Sprinkler System	Full coverage with a combination of wet and dry systems
Electrical	3,000-amp, 480 volt
Parking	Ample on-site for vehicles and trailers
Miscellaneous	Rail siding (needs to be reactivated) Trailer parking and/or outdoor storage behind building

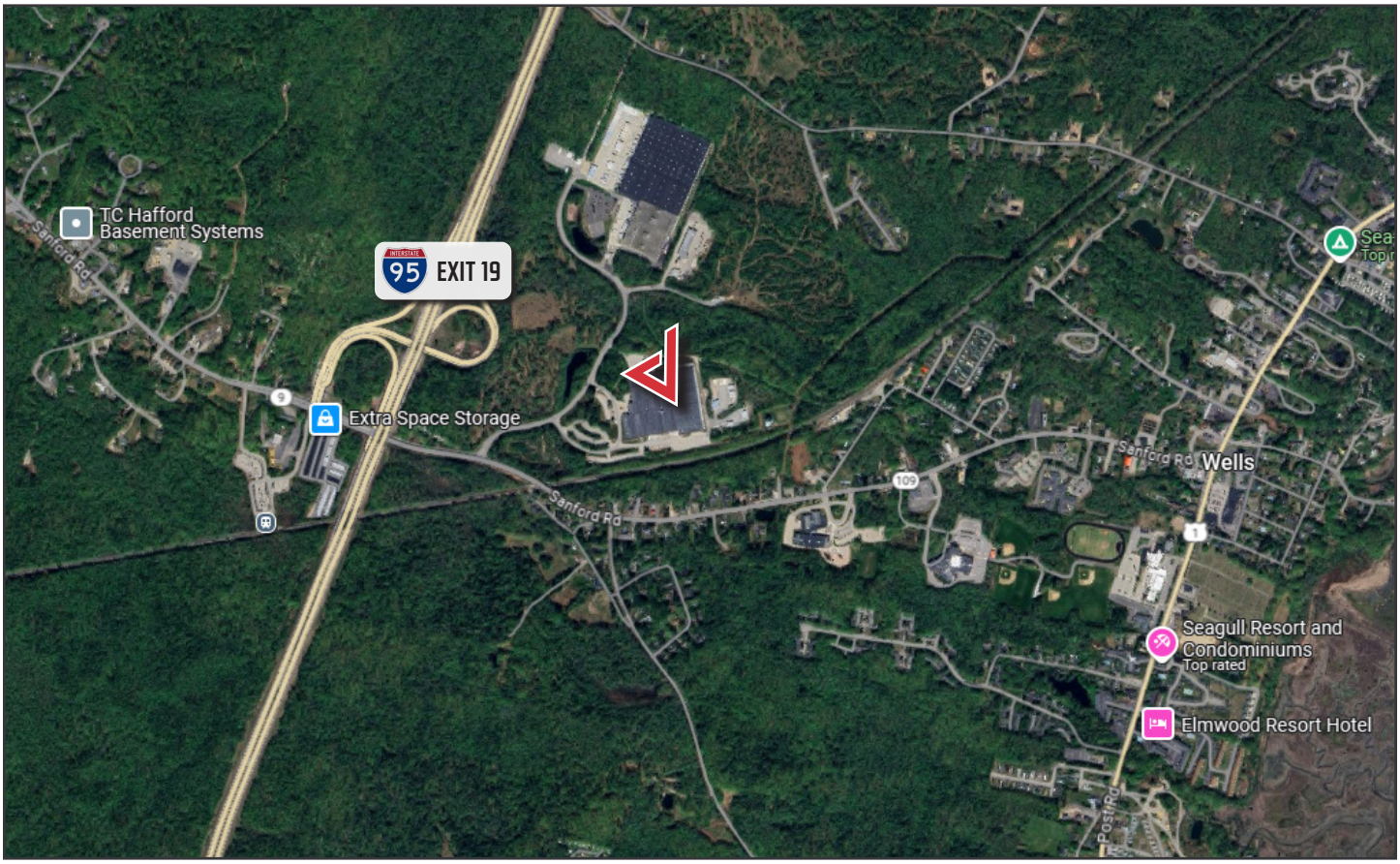
FOR LEASE : $7.95/SF NNN **Estimated NNN's : $1.85/SF**




VELUX®
LEASED
SHARED
SPACE B
Press Room: 25,330± SF
Machine Shop: 5,473± SF
Total: 30,753± SF
SPACE C
SPACE C
1st Floor: 20,000± SF
2nd Floor Office: 9,183± SF
Total: 29,183± SF
SPACE A
1st Floor: 125,523± SF
2nd Floor Office: 10,815± SF
2nd Floor Storage: 7,379± SF
Total: 143,717± SF

90 Spencer Drive





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.