

FOR SUBLEASE | INDUSTRIAL BUILDING

34 MARKET STREET, GARDINER, ME 04345



PROPERTY HIGHLIGHTS

- Great professional location in the Market Street Business Park
- Located directly off highly-traveled Brunswick Avenue
- Close proximity to I-295 Exit 49
- Perfect for general contractors, HVAC contractors, electricians, plumbers, or light distribution
- Large parking lot for outdoor storage

SUBLEASE RATE: \$9.00/SF NNN



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PROPERTY DETAILS

OWNER OF RECORD	PAR, LLC
SUBLESSOR	Visual Edge IT
ASSESSOR'S REFERENCE	Map 11, Lot 46
REGISTRY OF DEEDS	Book 9089, Page 320
YEAR BUILT	1990
BUILDING SIZE	5,000± SF
SPACE AVAILABLE	5,000± SF
CONSTRUCTION	Metal siding, prefab wood
ROOF	Metal
NO. OF STORIES	One (1)
LOT SIZE	2.38± Acres
LOT FRONTAGE	260'
ZONING	PIC - Planned Industrial Commercial
HEATING/COOLING	Oil-fired heat
UTILITIES	Municipal water, private septic
LOADING DOCK(S)	One (1)
PARKING	On-site dedicated to tenant
AREA BUSINESSES	Core-Mark International, EJP, Pine State Beverage, Dennison Lubricants, United Rentals, Maine Drilling and Blasting, Maine General
DATE AVAILABLE	Immediately
SUBLEASE EXPIRATION	5/31/2029
SUBLEASE RATE	\$9.00/SF NNN
NNN EXPENSES	To be determined

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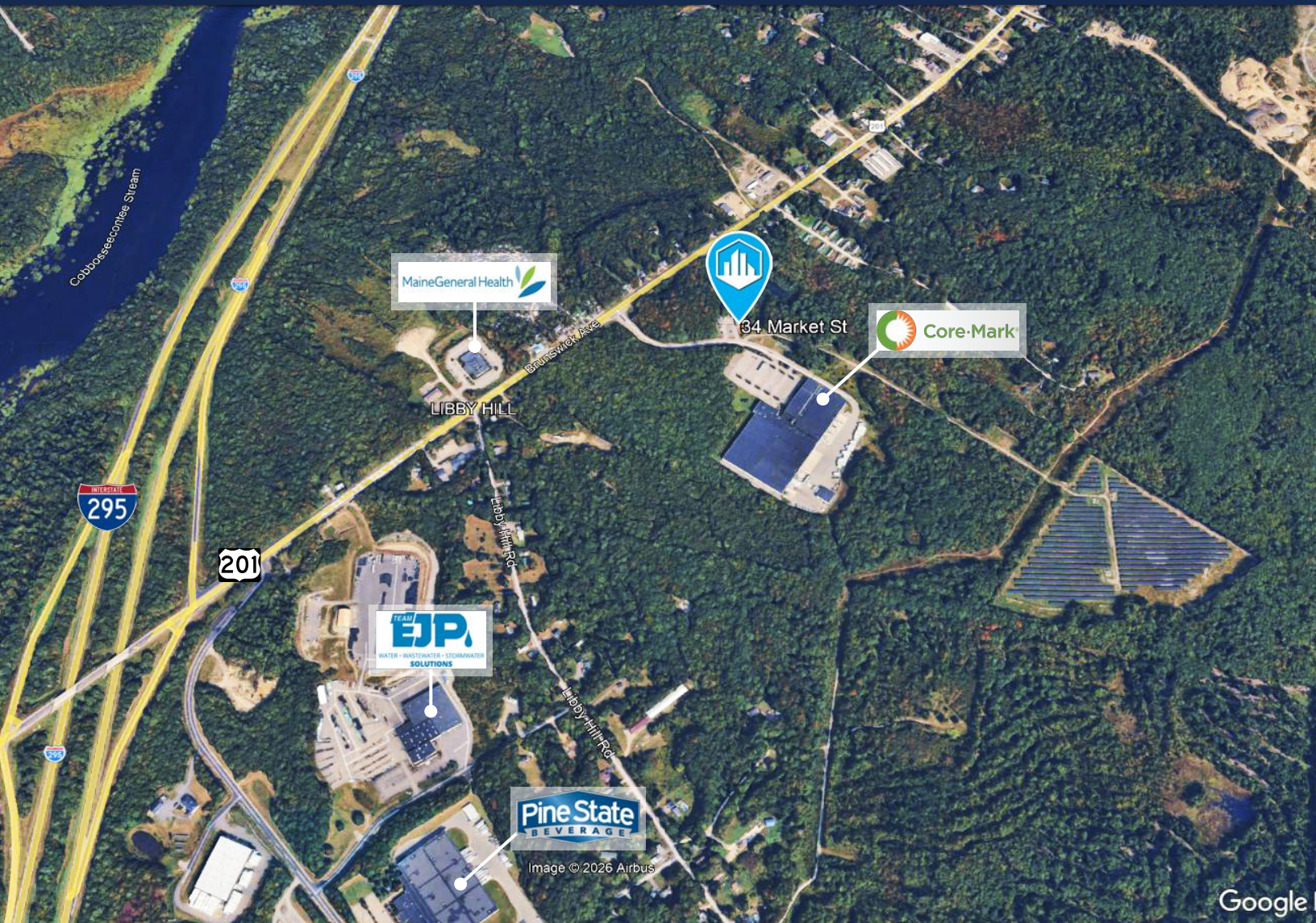


PHOTOS



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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 its accuracy. All information should be independently verified.