

2 INDUSTRY DRIVE, BERWICK, ME 03901

FOR LEASE



WAREHOUSE

For More Information, Please Contact:



Andre Rossignol
Assoc. Vice President
(207) 744-3084 Ext 319
Andre@CoreFirms.com



PROPERTY INFORMATION



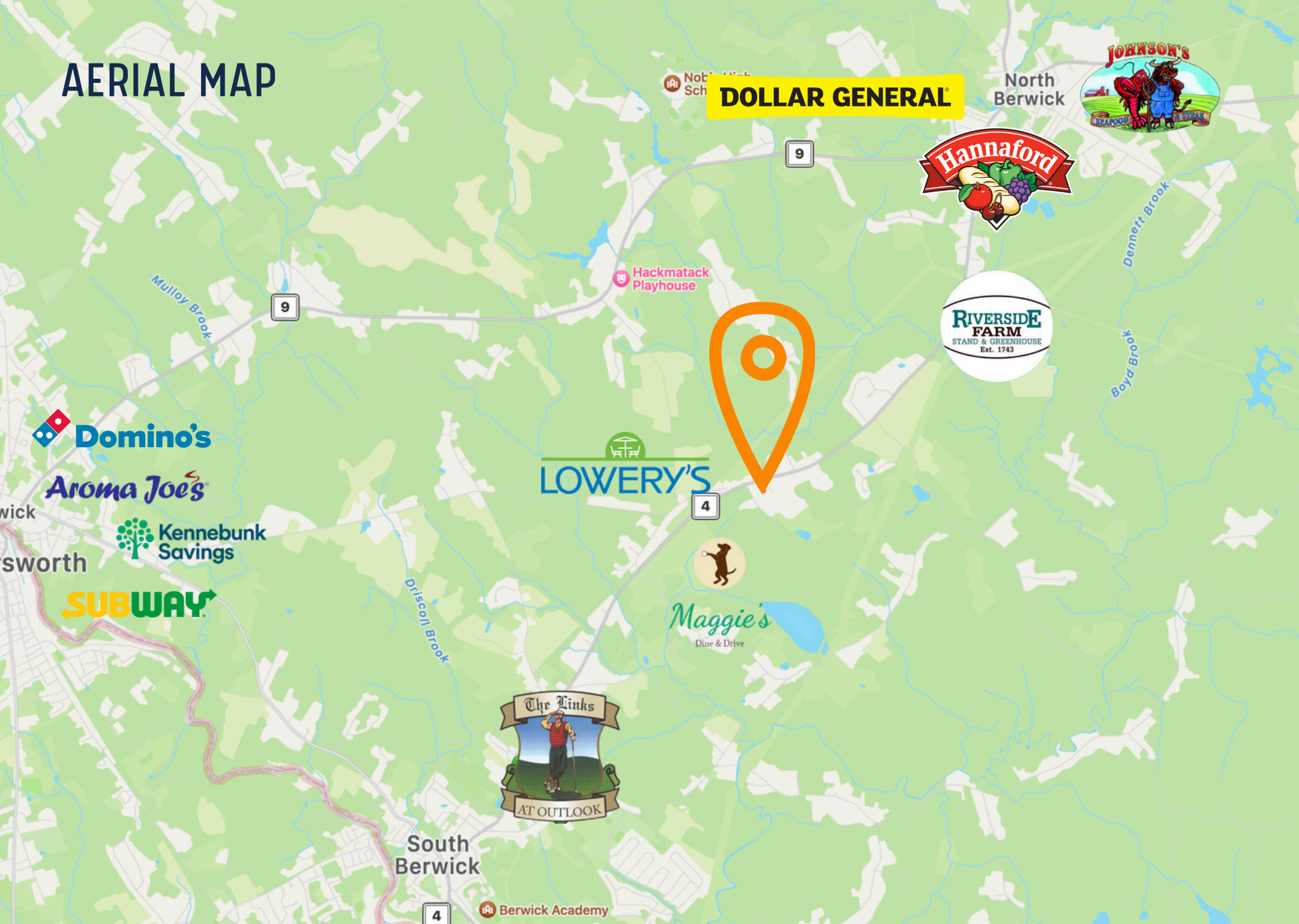
Address	2 Industry Dr, Berwick, ME 03901
Lease Rate	\$9.00 PSF NNN
Building Size	7,400 ± SF
Acreage	8.43 ± Acres
Year Built	1998
Clear / Ceiling Height	23' ± / 26' ±
Drive-In Doors	Two 18' & Five 14' Doors
Power	400A; 120/280V; 3 Phase
Insulation	Fiberglass
Roof	Metal
Foundation	Concrete Slab
Lighting	LED
Heat	Radiant Floor Heat; Propane Gas

Conveniently located in Berwick, ME, this 7,400 SF high-bay maintenance facility is ideally situated to serve both Maine and New Hampshire hubs. Engineered for high-intensity use, the unit features 23'± clear heights and seven drive-in doors. Ideal for heavy equipment repair, fleet logistics, or regional contracting operations. Lay down yard space available for lease. See broker for details.





AERIAL MAP



DOLLAR GENERAL



LOWERY'S

4



Maggie's
Dine & Drive



South Berwick

4

Berwick Academy

Domino's

Aroma Joe's

Kennebunk Savings

SUBWAY

North Berwick

Mulloy Brook

9

Hackmatack Playhouse

Dennett Brook

Boyd Brook

Driscoll Brook

WAREHOUSE FOR LEASE

2 INDUSTRY DRIVE,
BERWICK, ME 03901



For More Information, Please Contact:



Andre Rossignol

Assoc. Vice President

(207) 744-3084 Ext 319

Andre@CoreFirms.com