



PROPERTY HIGHLIGHTS

- 15,529 - 20,000± SF of industrial space to be constructed. Space features 25' clear height, two (2) loading docks & one (1) overhead door.
- This masonry building offers easy accessibility, great visibility and exposure to passing traffic, and ample on-site parking.
- Space availability nine (9) to twelve (12) months from lease execution.
- 860 Spring Street is located in the Colonel Westbrook Executive Park at the corner of Spring Street and County Road in Westbrook, close to Exit 46 of the Maine Turnpike, I-295 and the Portland International Jetport.



FOR LEASE | INDUSTRIAL SPACE

860 SPRING STREET, WESTBROOK, ME 04092



PROPERTY OVERVIEW

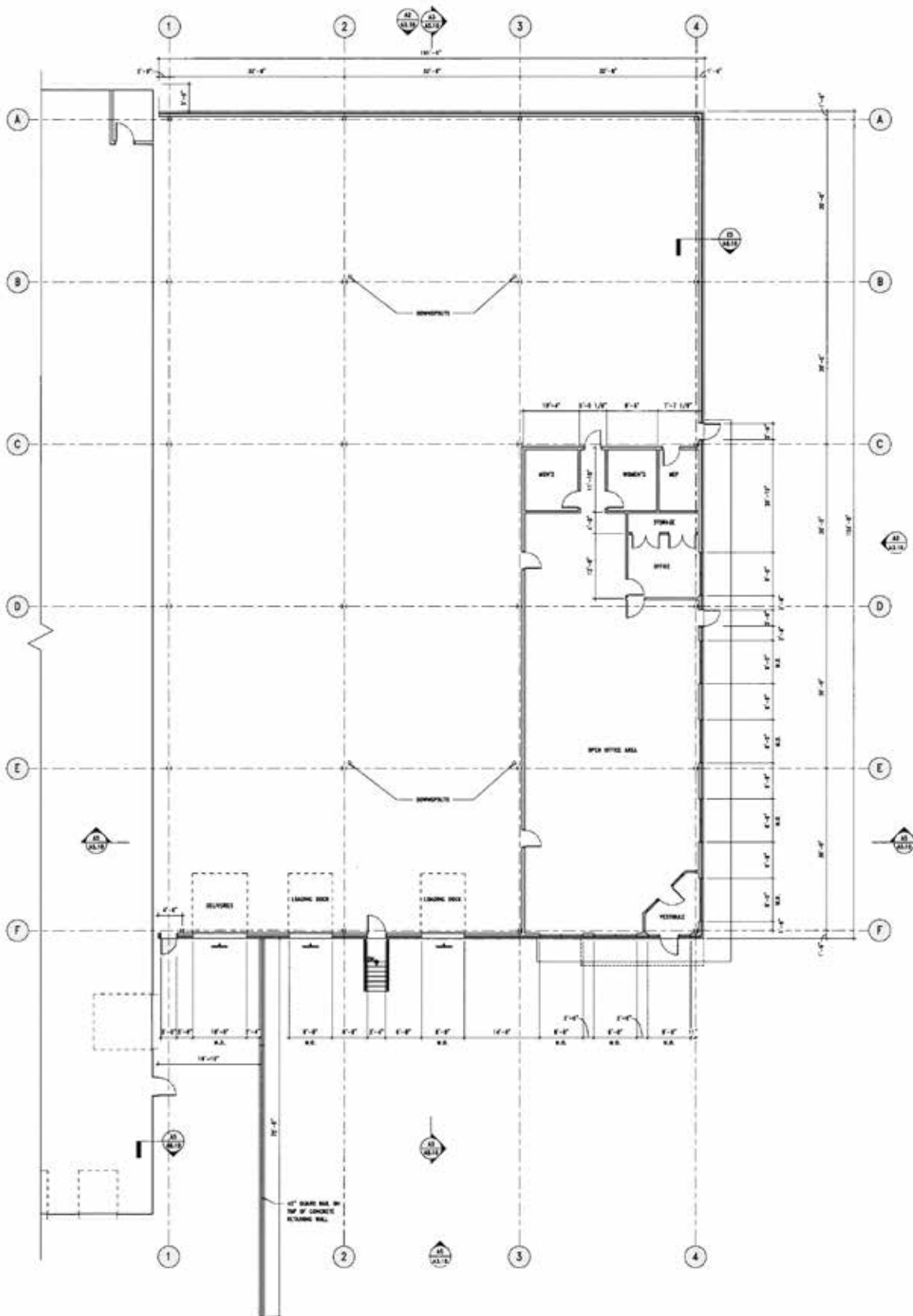
OWNER	GWB CONY, LLC
AVAILABLE SPACE	Fully approved, 15,529 - 20,000 ±SF including 2,790± SF of office space
AVAILABILITY DATE	Nine (9) to twelve (12) months from lease signing
LOT SIZE	4.49± Acres
ZONING	IPD - Industrial Park District
EXTERIOR FINISH	Masonry
ROOF	Rubber
CLEAR HEIGHT	25'
OVERHEAD DOORS/ LOADING DOCKS	Two (2) loading docks One (1) overhead door
PARKING	Ample, on-site paved parking in common with other tenants
RESTROOMS	Yes, separate men's and women's
WATER/SEWER	Municipal
SPRINKLERS	Yes
NATURAL GAS	Yes
HVAC	Rooftop units
SIGNAGE	Building signage available
LEASE TERM	Fifteen (15) years
LEASE RATE	To be Determined, NNN

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FLOOR PLAN



FOR LEASE | INDUSTRIAL SPACE

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