

FOR SALE or LEASE

Industrial/Warehouse Space

9,723± SF | \$950,000 | \$7.50/SF NNN



Industrial Maintenance Building

200 Kennedy Memorial Drive, Waterville, ME

Property Highlights

- *Prime Waterville location with convenient access from I-95*
- *Flexible layout that can be converted back to full industrial use*
- *Ideal for contractors, trades users, or service businesses*



Property Description

We are pleased to present 200 Kennedy Memorial Drive in Waterville, Maine, for sale. This 9,723± SF industrial/warehouse building was formerly occupied by Northern Light Health as a maintenance facility and offers a strong opportunity for a contractor, trades user, owner-user, or investor. The building is currently configured with approximately 60% office space and 40% warehouse space, providing a functional mix of administrative and service areas. The layout can also be easily converted back to full industrial use, offering flexibility for a variety of users.

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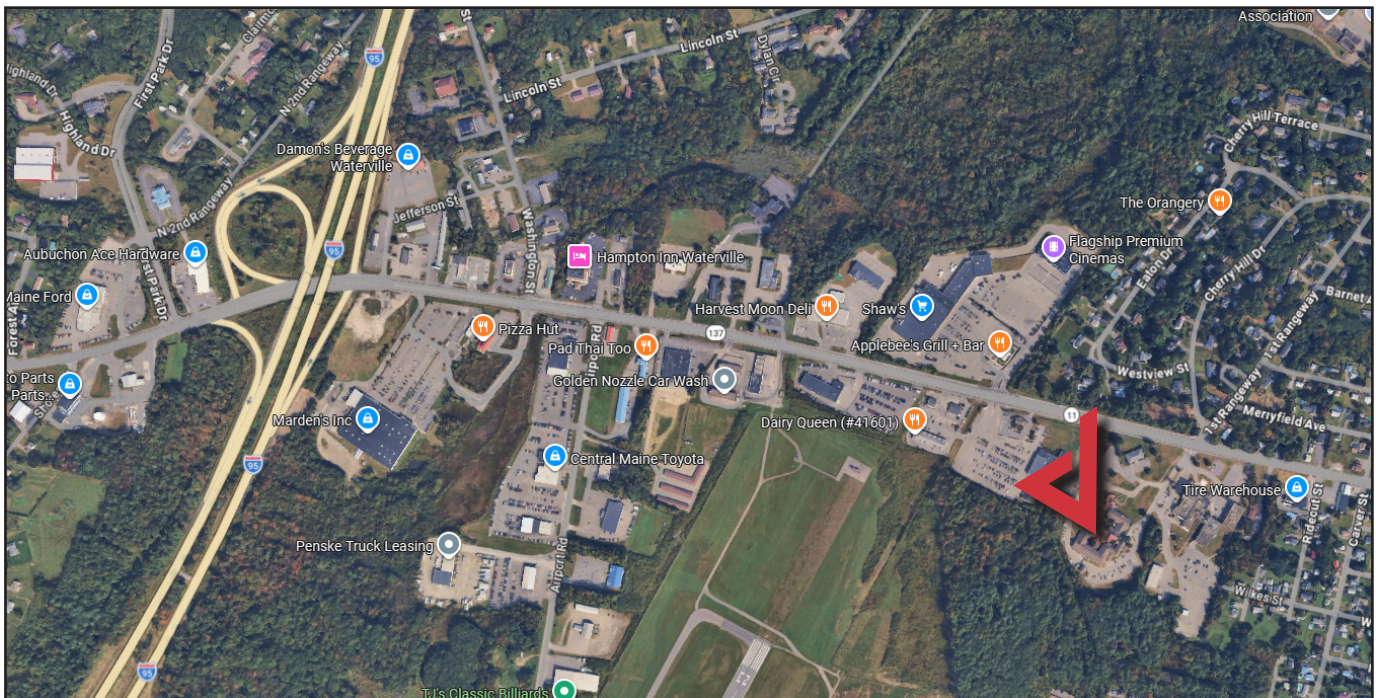


Property Overview

Landlord	Inland Commercial Center
Assessor's Reference	Map 37, Block 135, Lot 12
Building Size	9,723± SF
Zoning	Inst & CC
Building Age	1987
Building Construction	Pre-engineered steel frame
Roof	Flat, metal
Flooring	Concrete, vinyl
Utilities	Public water and sewer
Dock High Doors	One (1)
Drive-in OHDs	One (1)
Elevator	Two (2)
Parking	Ample, on-site, paved

FOR SALE : \$950,000

FOR LEASE : \$9.50/SF NNN



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.