

# FOR LEASE • INDUSTRIAL/FLEX

385 Rodman Road, Unit 3B • Auburn, ME



## 2,500± SF INDUSTRIAL/FLEX

- New bathroom and office recently added to the space
- 18± to 20±' ceilings and drive in garage bay door in unit
- Located just off Route 11, a major thoroughway to suburban areas and less than one mile from Maine Turnpike Exit 75

**LEASE RATE: \$13.00/SF NNN**



**Joe Malone, CCIM**  
O 207.773.2554  
C 207.233.8000  
Joe@malonecb.com



**Luke Malone**  
O 207.939.0155  
C 207.358.0475  
Luke@malonecb.com



# PROPERTY SUMMARY

385 Rodman Road, Unit 3B • Auburn, ME



## Site Info

OWNER:	Northeaster Graphic Supply Inc.
DEED:	Book 6532, Page 118
ASSESSOR:	Map 208, Lot 1
LOT SIZE:	3.22± AC
SIGNAGE:	On building
PARKING:	Ample on-site in common
ZONING:	GB II – General Business II

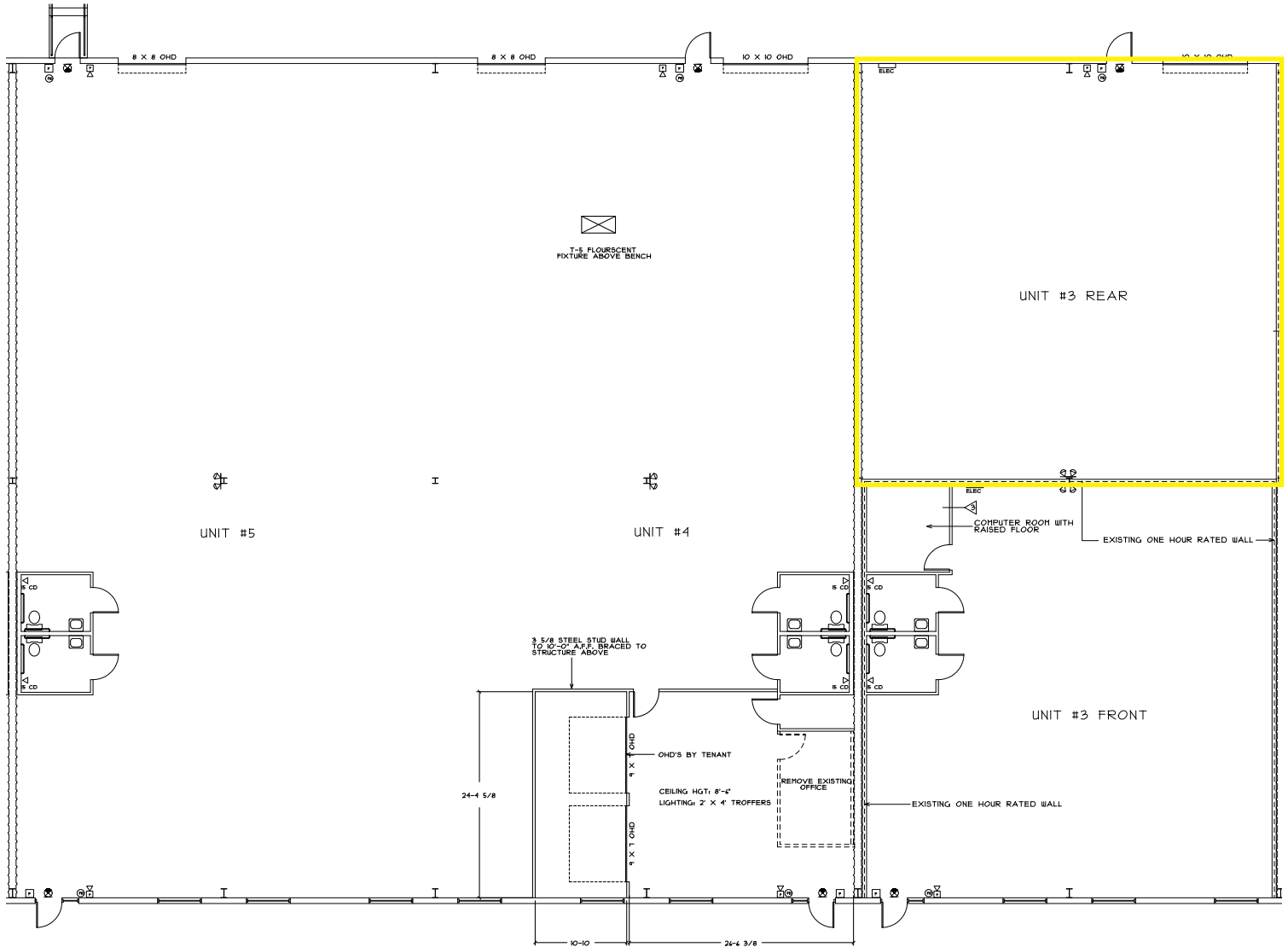
## Building Info

BUILDING SIZE:	30,000± SF
UNIT SIZE:	2,500± SF
YEAR BUILT:	2004
CONSTRUCTION:	Steel
ROOF:	Metal
FLOORING:	Concrete
CEILING HEIGHT:	18-20'±
LOADING:	One drive in door
LIGHTING:	Fluorescent
HVAC:	Gas
UTILITIES:	Municipal water/sewer
RESTROOM:	One
SPRINKLER:	Yes



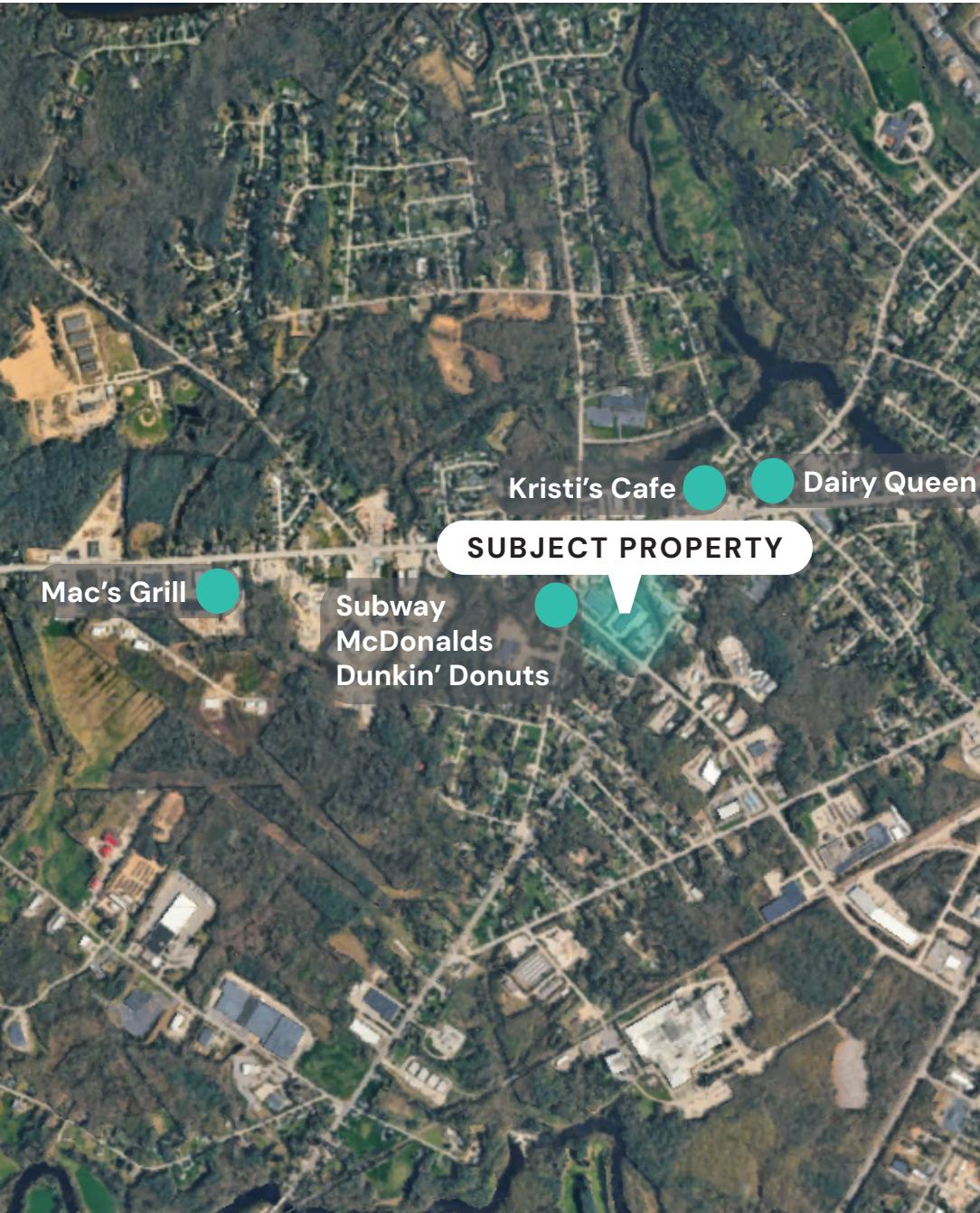
# FLOOR PLAN

385 Rodman Road, Unit 3B • Auburn, ME



# LOCATION MAP

385 Rodman Road, Unit 3B • Auburn, ME



## NEARBY

### DINE



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.