

For Lease - 12,000 sf Warehouse with Offices

510 Wilson Street
Brewer, Maine

**MAINE
COMMERCIAL
REALTY**
207-945-4500



Brewer Maine Warehouse Facility

Conveniently located along the City's primary thoroughfare, this Large, free-span warehouse, with office space, is located in a multi-tenanted building with easy access to I-395 and I-95. There is presently an additional 5,000 sf adjoining space that is available, if needed. Call for further information or to schedule a tour of the facility.

Space Available: 12,000 square feet (10,000 sf of Warehouse and 2,000 sf of office space)

Ceiling Height: 18' at the eaves in Warehouse (clear span with no posts)

Entry Doors: 8'x10' Dock Height Door, Double Pedestrian Doors at Loading Area that can be converted to on-grade O/H Door & 4 pedestrian doors in office area.

Heating Systems: Modine-Style Gas Heater in Warehouse & Electric Baseboard in Office Areas.

Electrical: 3-Phase, 200 amp

Restrooms: (2) Large, Multi-Stall Restrooms

Sprinkler: Wet System

Parking: Plentiful on-site, paved parking available

Rental Rate: Base Rent \$7.50 psf / NNN (CAM & Taxes est. at \$1.95 per sf/year 2024)

**MAINE
COMMERCIAL
REALTY**

One Merchants Plaza, Ste 303
Bangor, ME 04401



Broker: **Bev Uhlenhake**
Office: 207-945-4500
Cell: 207-949-2569

Bev@mainecommercial.com
MaineCommercial.com



For Lease - 12,000 sf Warehouse with Offices

510 Wilson Street
Brewer, Maine

**MAINE
COMMERCIAL
REALTY**

207-945-4500



All information furnished in this document is from sources deemed reliable but no warranty is made as to the accuracy contained herein. The listing broker is acting solely as an agent for the owner in the marketing, negotiating, sale or lease of this property. Broker further discloses they represent the property owner's interest and have a fiduciary duty to disclose to the owner any information which is material to the sale or lease acquired by any buyer or tenant.



**MAINE
COMMERCIAL
REALTY**

One Merchants Plaza, Ste 303
Bangor, ME 04401



Broker: **Bev Uhlenhake**
Office: **207-945-4500**
Cell: **207-949-2569**
Bev@mainecommercial.com
MaineCommercial.com

