For Lease - 12,000 sf Warehouse with Offices 510 Wilson Street Brewer, Maine





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 convert-

ed 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

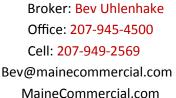
Parking: Plentiful on-site, paved parking available

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











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