



For Sublease

High-Bay Warehouse/Storage

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6 Commerce Drive Gardiner, ME

Property Highlights

- 16,560± to 50,400± SF of high-bay warehouse/storage space, offered in flexible configurations, available for sublease in the Libby Hill Business Park
- Recently built in 2021, features include 36'± clear height, 600A/3-phase power, LED lighting, 2 (24' x 20') drive-in doors with heated concrete aprons, and a wet sprinkler system
- Sublease term through 6/8/2032
- Conveniently located less than 0.5± miles from I-295, Exit 49, and 2± miles from I-95/Maine Turnpike

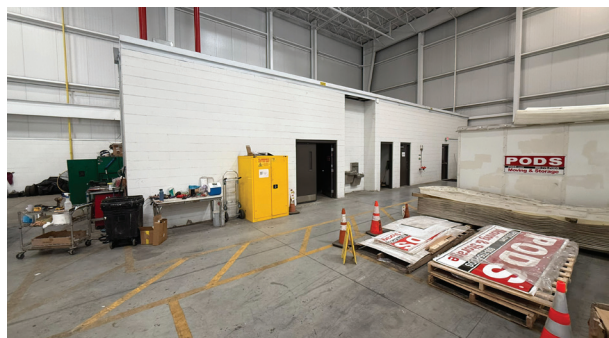
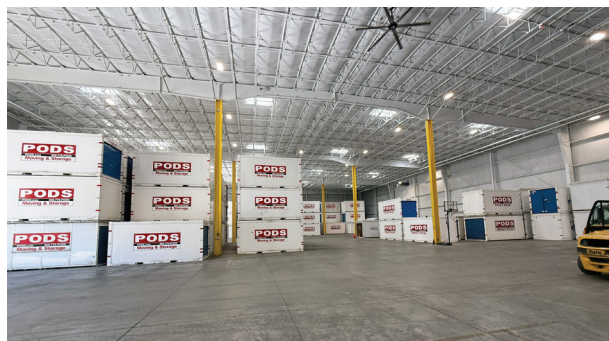
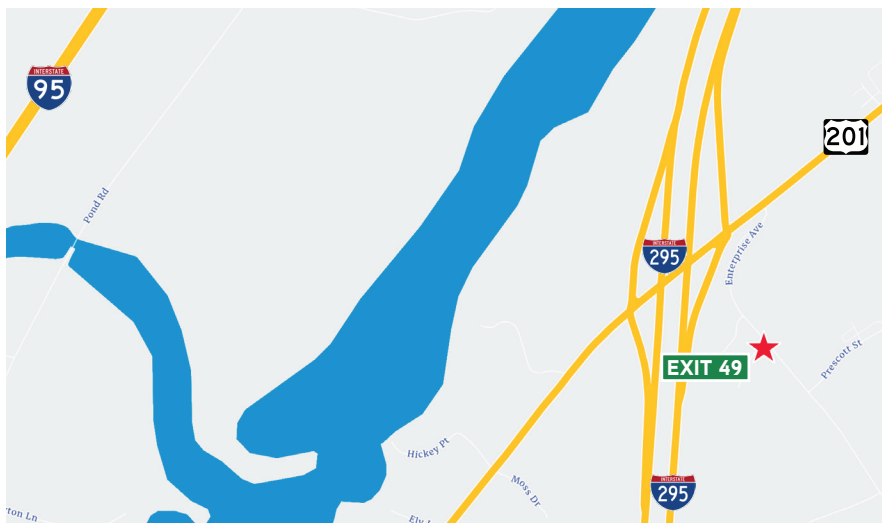
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Specifications

Address:	6 Commerce Drive
Location:	Gardiner, ME 04345
Owner(s):	AUG Commerce Distr, LLC
Map/Lot:	007/018-A
Book & Page:	14009 & 179
Building Type:	Warehouse
Year Built:	2021
Total Building SF:	50,400±
Available SF:	16,560± to 50,400±
Floors:	1
Acreage:	10.6±
Utilities:	Municipal water & sewer Gas-fired hot air (warehouse); HVAC (office)
Zoning:	Planned Industrial Commercial (PIC)
Clear Height:	36'±
Drive-in Door:	(2) 24' x 20'
Sprinklers:	Wet system
Power:	600A; 3-phase
Parking:	Ample on-site
Sublease Term:	6/8/2032
Sublease Rate:	\$7.50 NNN

Locator Map



Floor Plan

