

FOR SUBLEASE | WAREHOUSE BUILDING

7 THOMAS DRIVE, WESTBROOK, ME 04092



PROPERTY HIGHLIGHTS

14,252± sf warehouse building on 1.76± acres

Located on Thomas Drive in the Colonel Westbrook Executive Park and easily accessed from Exit 46 of the Maine Turnpike

2,050± sf of office/showroom space

Warehouse includes 15'-10" clear height, two 14' x 8' overhead doors, and one loading dock

Ample on-site parking

Area businesses include Idexx, Bailey Sign, Lanco Integrated, United Rentals, Trane Supply and Sysco among others.

Sublease Rate: \$9.50/SF NNN

Occupancy July/August 2021



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PROPERTY DETAILS

LANDLORD	Johnstone Supply
BUILDING SIZE	14,252± SF
ASSESSOR'S REF	Map 3, Lot 124
AVAILABLE SPACE	14,252± SF (Includes 2,050± sf of office/showroom space.)
YEAR BUILT	1985
LAND AREA	1.76± Acres
ZONING	IPD - Industrial Park District
CONSTRUCTION	Masonry
CLEAR HEIGHT	15'-10" in warehouse
OVERHEAD DOORS	Two (2), 14' x 8'
LOADING DOCK	One (1)
LIGHTING	T3/T5
SPRINKLER	Wet system
PARKING	On-site paved parking
SUBLEASE RATE	\$9.50/SF NNN
AVAILABILITY	July/August 2021
LEASE EXPIRATION	8/31/2026

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PROPERTY PHOTOS



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