

INDUSTRIAL FOR LEASE

43 MAY STREET - WATERBORO

43 May Street, Waterboro, ME 04087



LEASE RATE

\$3.00 SF/YR

OFFERING SUMMARY

AVAILABLE SF:	27,000 SF
LEASE RATE:	\$3.00 SF/yr (MG)
LOT SIZE:	13 Acres
BUILDING SIZE:	27,000 SF
ZONING:	Commercial

PROPERTY OVERVIEW

Flexible space and lease terms available

PROPERTY HIGHLIGHTS

- 3 BUILDINGS ON 13+ ACRES
- 3-PHASE POWER AVAILABLE
- OFFICE & WAREHOUSE SPACE
- MANY POSSIBLE USE OPTIONS
- LEASE RATE \$3/SF MG

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Property Name: 43 May Street - Waterboro
Property Address: 43 May Street, Waterboro, ME 04087
Property Type: Industrial
Lot Size: 13.0 AC
Building Size: 27,000 SF
Zoning: Commercial
Heat System: Steam/Oil

PROPERTY OVERVIEW

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LOCATION OVERVIEW

This 27,000 SF property sits on 13+/- acres and includes a mix of office, high ceiling warehouse, and loading dock space. The property is located approximately 30 minutes/15 miles to Exit 32 in Biddeford and 45 minutes/35 miles to Portland, and approximately 40 minutes away from Portsmouth, NH. The first space offers 10,000 SF with an indoor loading dock, office space and a bathroom. The second space offers 5,000 SF with a ramp, garage door, and leads to the 3rd 12,000 SF space. The 12,000 SF space offers a street level 14 FT door, a 10 ft door, and 2 garage doors.



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