

GENDRON
COMMERCIAL

FOR LEASE

865 Spring St. Westbrook, ME

An Industrial Building With Location!



For Lease

Unit #1: 3,343 SF +/-

Unit #2: 180 SF +/-

Unit #3: LEASED +/-

Unit #4: LEASED +/-



For More Information:

John Gendron, CCIM

(207) 939-8500

johnrgendron@gmail.com

www.gendroncommercial.com



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Site Aerial

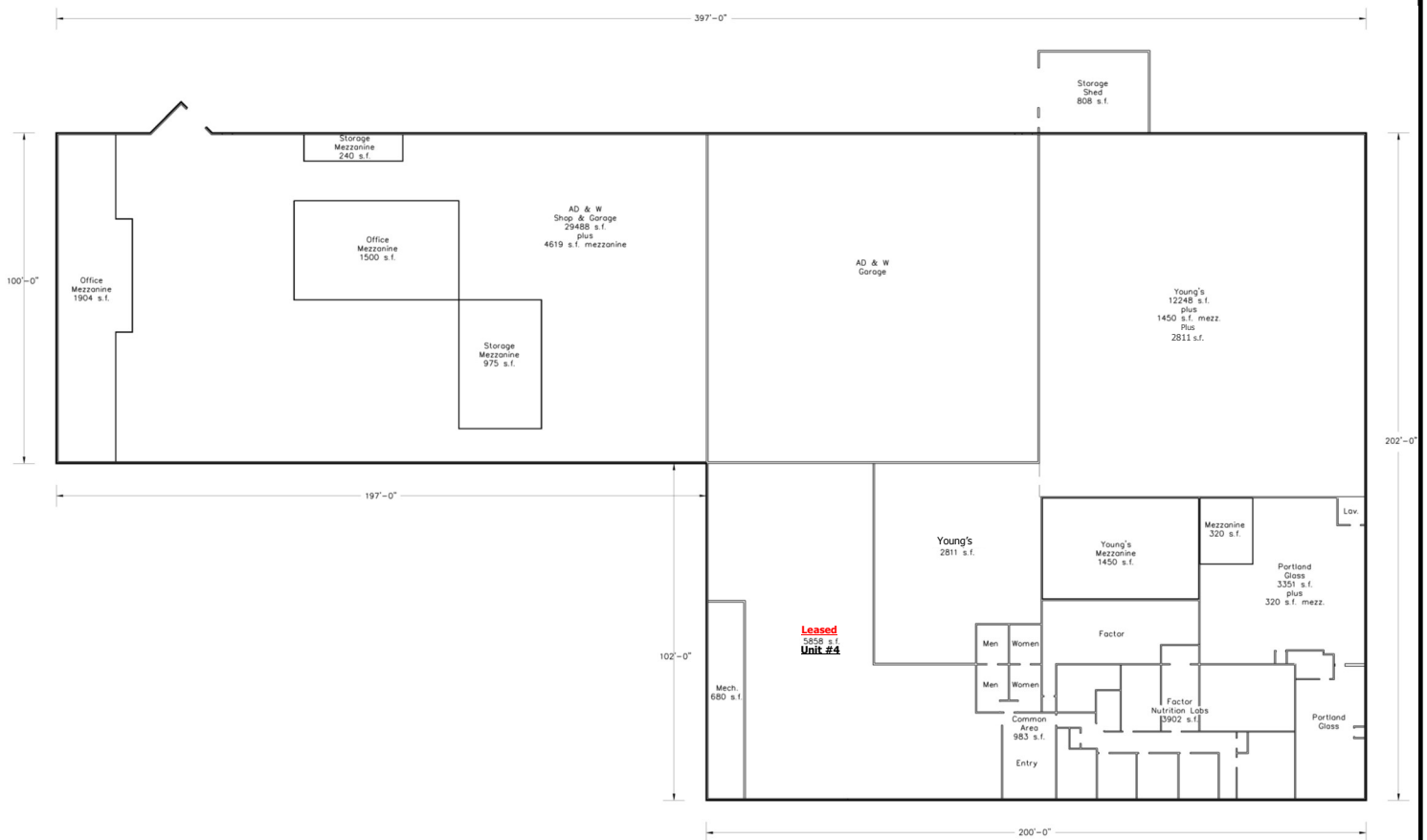


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Floor Plan - First Floor

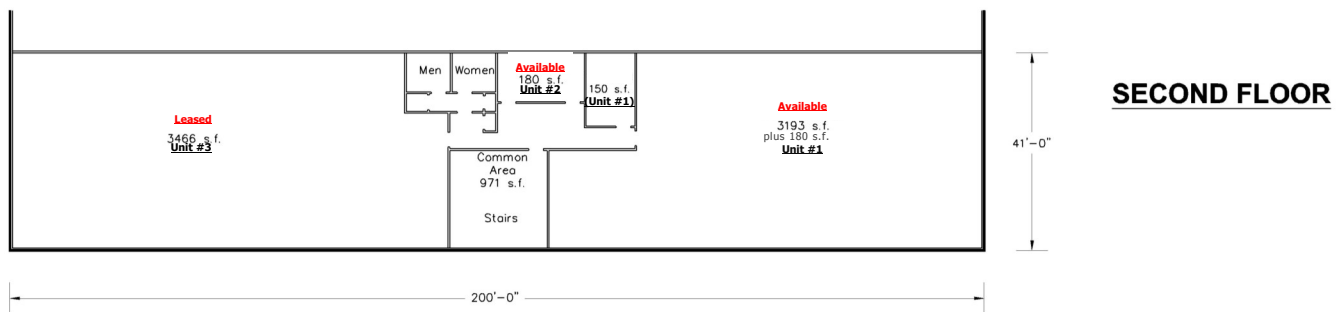


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Floor Plan - Second Floor



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Building Information

SPACE	1ST FLOOR	MEZZANINE	TOTAL
AD & W	29,488	4,619	34,107
Young's	12,248	1,450	13,698
Portland Glass	3,351	320	3,671
Factor Nutrition	3,902	0	3,902
Unit #4	5,858	0	5,858
Young's New Space	2,811	0	2,811
Common Area	983	0	983
Mechanical	680	0	680
Total	59,321	6,839	66,160

SPACE	2ND FLOOR
Unit #1	3,343
Unit #3	3,466
Unit #2	180
Common Area	971
Total	7,960

SPACE	AREA	% OF TC	COMMON AREA	TOTAL
Portland Glass	3,671	27.3	268	3,939
Factor Nutrition	3,902	29.1	286	4,188
Unit #5	5,858	43.6	429	6,287
Total	13,431			
Common Area	983			14,414

SPACE	AREA	% OF TOTAL	% OF COMMON AREA	TOTAL
Unit #1	3,193	45.7	444	3,637
Unit #2	150	2.1	20	170
Unit #3	180	2.6	25	205
Unit #4	3,466	49.6	482	3,948
Total	6,989			
Common Area	971			7,960

All areas in square feet.

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