



WAREHOUSE STORAGE | 16' BAYS | STRATEGIC LOCATION | AVAILABLE NOW!

185 Warren Ave, Westbrook, Maine, 04092



Discover the perfect storage solution with this impressive, fully insulated building, designed to meet all your needs! With three spacious 12x16' drive-in bays featuring motorized overhead doors, it's an ideal haven for boats and vehicles of all sizes. Built in 2020, this expansive structure spans an impressive 60' x 100', offering approximately 6,035 square feet of versatile space.

Situated in a prime location less than a mile from the Maine Turnpike (exit 48) and Route 302, you'll enjoy its easy access and proximity—just 5 miles— from vibrant downtown Portland. Nestled along a well-traveled road and near the stunning ocean and picturesque Lakes region, this storage building is not just functional but a strategic asset for your adventures.

Please note that there is no sewer or water service available in this building, allowing you the freedom to use the space as you see fit without fear of water damage. Don't miss out on this exceptional opportunity—serious inquiries only, please!

Available Space: 6,035 SF

Ceiling Height: 20'

Clear Height: 18'

Drive-in Garage Bays: Three 12' x 16' overhead motorized doors

Year Built: 2020

Zoning: Industrial

Heat: Forced hot air (propane)

Electrical: 200-amp service

Fire Suppression: Not sprinklered



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Parking: On-site

Assessor's Reference: Map 046, Lot 001

Available: Immediately

Rent: \$5025/mo

Video Walkthrough: https://youtube.com/shorts/7pGKSLJiK_o



