

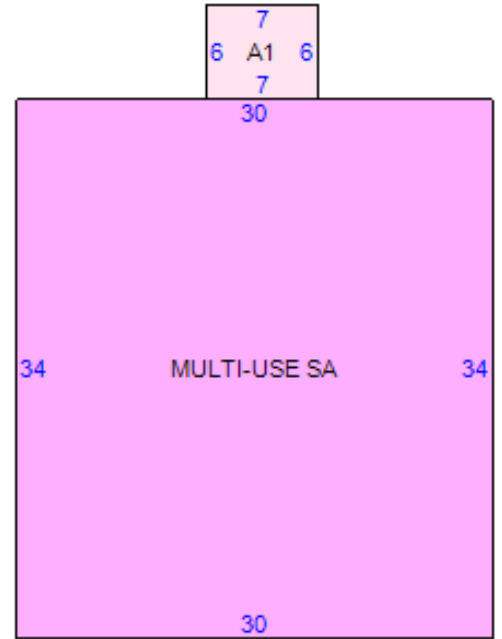


Property Highlights

- Two-Story office building totaling 2,040 SF
- Easy access off Presumpscot Street and Interstate 295 Exit 9
- Open floor plans which can be fit-up to Tenant's specifications
- Quiet setting with abundance of parking in a light industrial professional setting.
- \$2,550/month NNN



Owner	C & N PROPERTIES LLC
Building Size	2,040± SF
Book/Page	Book 24346, Page 281
Utilities	Municipal water/sewer, Natural Gas, Electric
HVAC	Mini-split heat pumps
Parking	Ample surface parking
Floor Plan	Two floor's, open concept
Tenant Improvements	Negotiable
Zoning	Moderate Industrial (IM)
Lease Rate	\$ 2,550/Month NNN
NNN (Est.)	\$ 680/month (\$4.00/SF)





CONTACT



Tim Millett

Broker

C: 207-713-6995

O: 207-558-0893

tmillett@portacompany.com

Emmett Peoples

Associate

C: 207-400-4939

O: 207-747-1515

epeoples@portacompany.com

This information has been obtained from sources believed reliable and is intended for informational use only. The information contained herein has not been verified for accuracy or completeness. It is recommended that prospective tenants and buyers conduct their own inspection of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

PORTA & CO.

COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor
Portland, ME 04101
207-747-1515
www.portacompany.com