

FOR LEASE | FIRST FLOOR OFFICE SPACE

360 OLD COUNTY ROAD, ROCKLAND, ME 04841



PROPERTY HIGHLIGHTS

- Modern single-story multi-tenanted office building available for lease.
- Space is set up with eighteen (18) private offices, (1) conference room, (1) training room, kitchen area + staff lounge, as well as four (4) restrooms and a shower.
- 88 parking spaces on-site.
- Space can be demised down to 3,000± SF (see broker for details).

LEASE RATE: \$12.00/SF MG

\$16.00/SF MG, for subdividing the space to 3,000± SF



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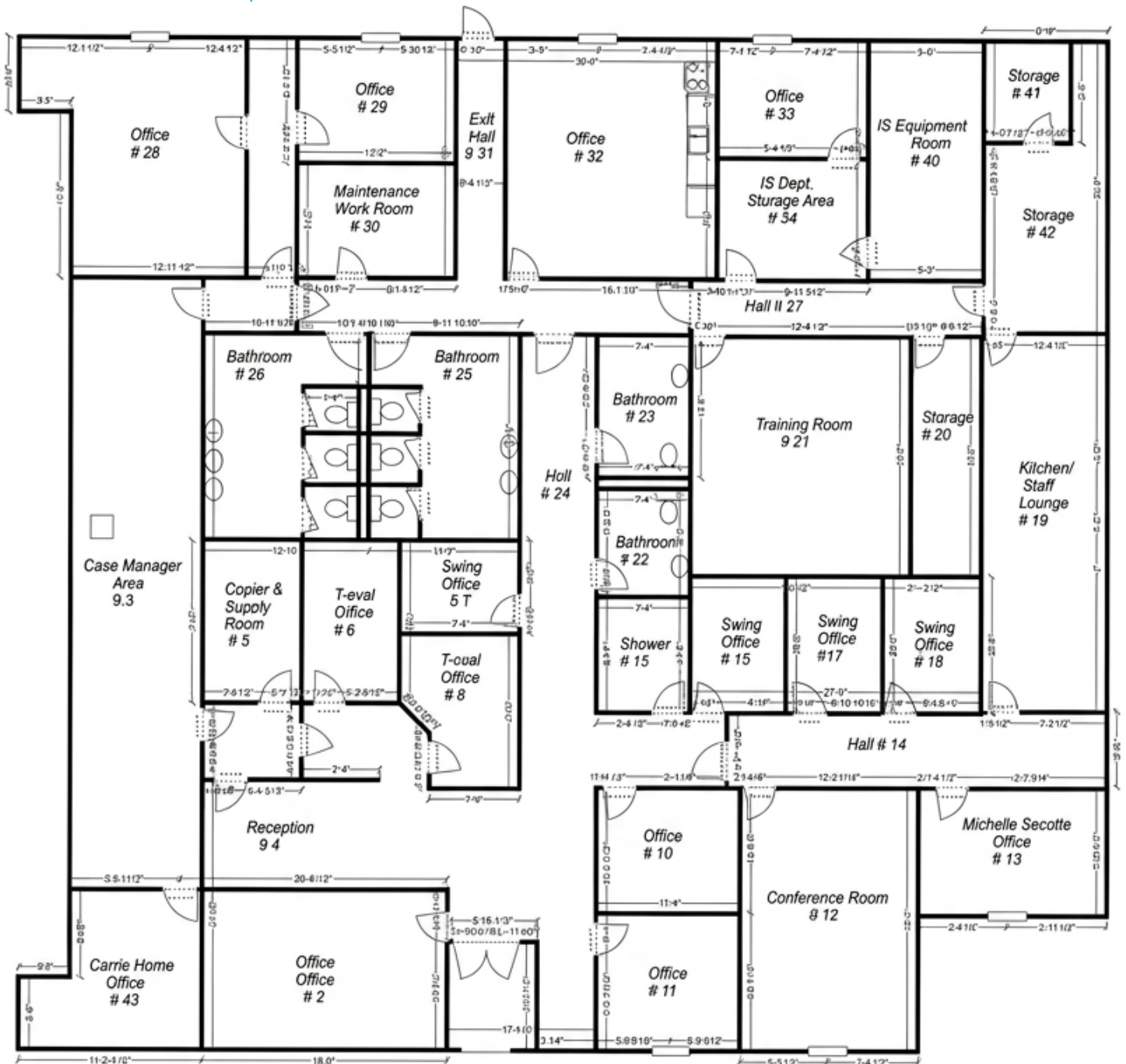
PROPERTY DETAILS

OWNER	L&W Realty, LLC
MAP/BLOCK/LOT/UNIT	079/A/000007
BOOK & PAGE	4985 & 0080
ZONING	RR1
YEAR BUILT	1984, 2011 Full Building Renovation
BUILDING SIZE	15,600± SF
# OF STORIES	One (1)
SUITE SIZE	6,765± SF
MIN DIVISIBLE/ MAX CONTIGUOUS	3,000± SF / 6,765± SF
SUITE #	Two (2)
TOTAL LAND AREA	4.19± Acres
OFFICE CLASS	Class A
HEATING/COOLING	LP Gas System & Central Air
WATER/SEWER	Municipal
POWER	Three Phase, 300 AMPs
RESTROOMS	Yes, Private in Space / Four (4) Total + Shower
PARKING	On site, in common, 88 total spaces
LOT FRONTAGE	343'
TRAFFIC COUNT	9,460 MDOT, 2025 (Higher During Summer Season)
DATE AVAILABLE	Available Now
OTHER BUILDING TENANTS	Bureau of Motor Vehicles and Department of Corrections
AREA BUSINESSES	Home Depot, Walmart, Lowes, Dunkin Donuts, Tractor Supply Co, McDonald's
AREA AMENITIES	Rockland Animal Hospital, Flagship Cinemas, Oceanside High School, Mia Bella Day Spa, Rockland Golf Club
LEASE RATE	\$12.00/SF MG \$16.00/SF MG, if subdivided to 3,000± SF



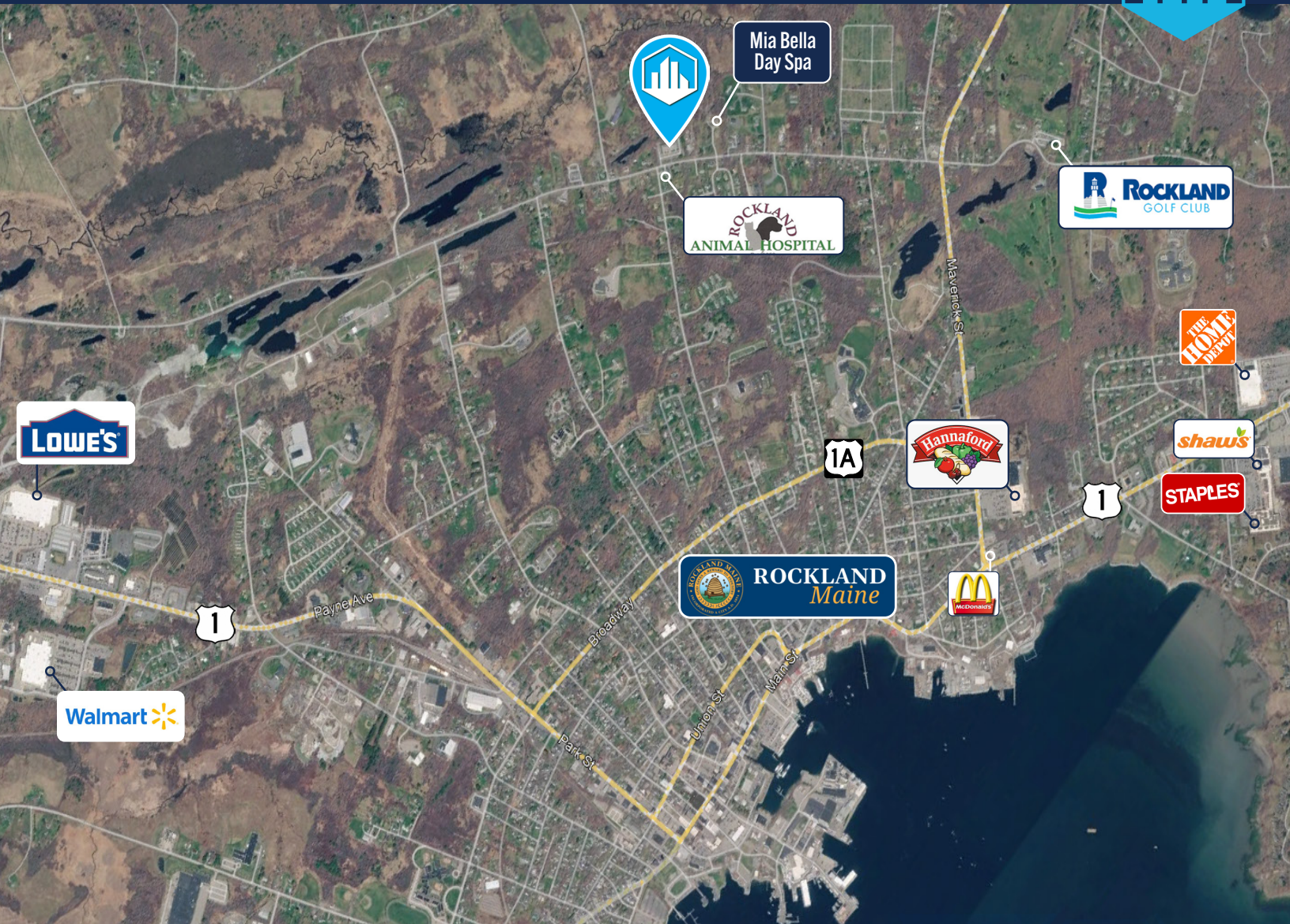


FLOOR PLAN | SUITE 2



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CONTACT US



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**THE BOULOS
COMPANY**

Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.