



# FOR LEASE

501 COUNTY ROAD, WESTBROOK, ME 04092

## PROPERTY HIGHLIGHTS

- 16,000± SF single story, standalone office building with 64 parking spaces
- Visible location in Westbrook's Industrial Park District Zone
- Two (2) garage bays totaling 2,000± SF
- Located less than 2 miles from the Maine Turnpike (I-95)
- Partially furnished, Tenant improvement packages available
- **Lease Rate: \$14.00/SF NNN**



## STANDALONE OFFICE / FLEX R&D BUILDING

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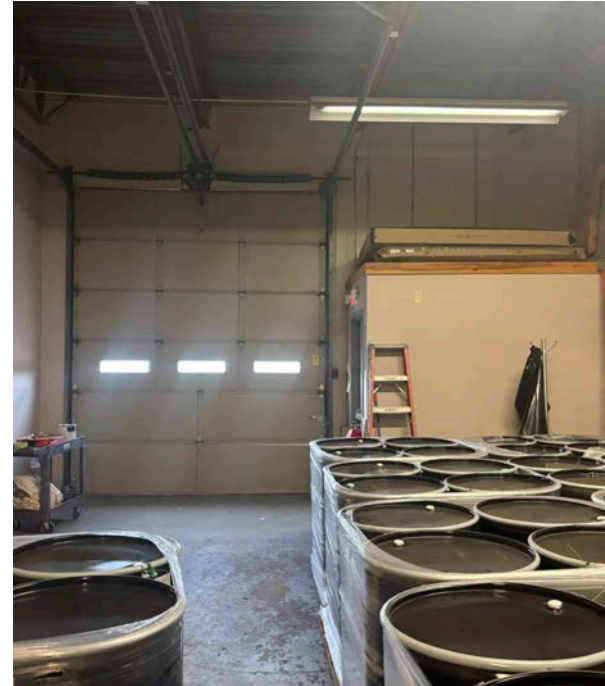
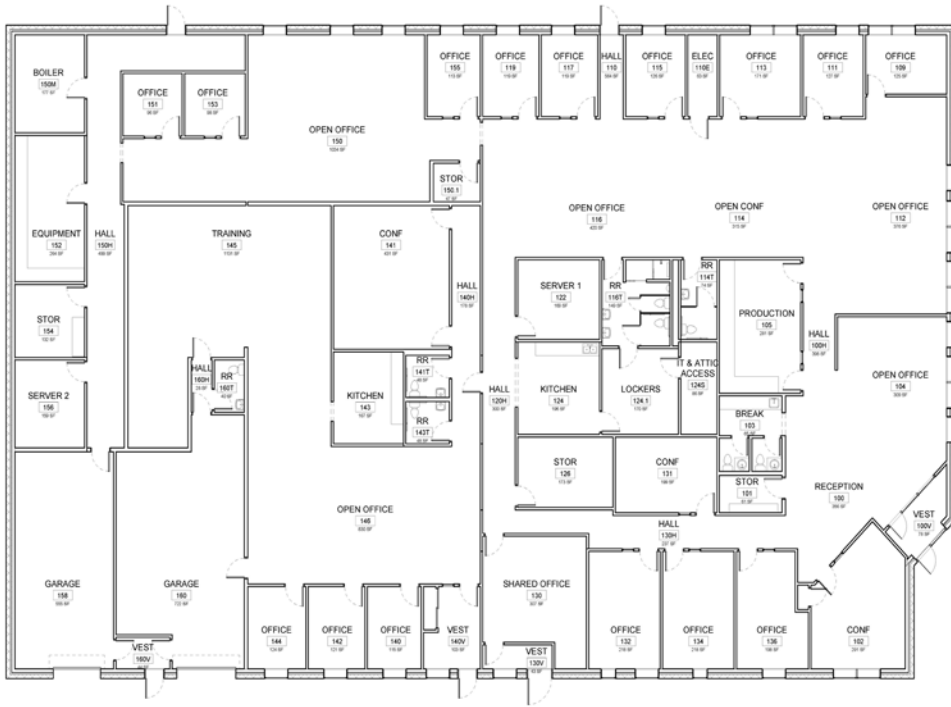


### PROPERTY DETAILS

OWNER OF RECORD	501 County Road, LLC
DEED REFERENCE	40548/113
ASSESSOR'S REFERENCE	Map 2, Lot 29-A
BUILDING SIZE	16,000± SF
AVAILABLE SPACE	16,000± SF (minimum divisible 4,000± SF)
DATE AVAILABLE	October 31, 2025
LOT SIZE	2.68± AC
LOT FRONTAGE	450' along County Road
ZONING	Industrial Park District
YEAR BUILT	1981
# OF STORIES	One (1)
INTERIOR OFFICE SPECS	Sixteen (16) private offices; Three (3) conference rooms; Two (2) kitchenettes
RESTROOMS	Six (6), private
UTILITIES	Municipal water & sewer
HEATING/COOLING	Boiler + rooftop units; Natural gas
POWER	400 amps
LIGHTING	LED, overhead
INTERNET SERVICE	Fiberoptic
CEILING HEIGHT	16'
CLEAR HEIGHT	14'
DRIVE-IN DOORS	Two (2); 1 x 8' door, 1 x 12' door
CONSTRUCTION	Block construction with rubber membrane roof
PARKING	64 on-site spaces
AREA BUSINESSES	Schlotter Beck & Foss, Casella, WMTW, United Construction & Forestry
NNN EXPENSES	\$5.54/SF
LEASE RATE	\$14.00/SF NNN

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## CONTACT US



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