



## Property Highlights

**Completely overhauled with new finishes- Be the first to occupy!**

- Charming two-Story office building totaling 3,060 SF
- Brand new thoughtful finishes and versatile layout
- Easy access off Presumpscot Street and Interstate 295 Exit 9
- Open floor plans with two bathrooms, kitchenette, oversized deck and efficient mechanicals
- Quiet setting with abundance of parking in a light industrial professional setting.
- \$3,500/month NNN



<b>Owner</b>	C & N PROPERTIES LLC
<b>Building Size</b>	3,060± SF
<b>Book/Page</b>	Book 24346, Page 281
<b>Utilities</b>	Municipal water/sewer, Natural Gas, Electric
<b>HVAC</b>	Mini-split heat pumps
<b>Parking</b>	Ample surface parking
<b>Floor Plan</b>	Three finished floor's, open concept
<b>Tenant Improvements</b>	All new finishes- 2025
<b>Zoning</b>	Moderate Industrial (IM)
<b>Lease Rate</b>	\$ 3,500/Month NNN
<b>NNN (Est.)</b>	\$ 680/month (\$4.00/SF)







## CONTACT



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**PORTA & CO.**

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