

FOR LEASE | OFFICE SPACE

23 BRIDGTON ROAD, WESTBROOK, ME 04092



PROPERTY HIGHLIGHTS

- 1,425± SF of office space available for lease at well-maintained, freestanding building with ample on-site parking
- Highly visible location just over the Portland line, minutes from Maine Turnpike (I-95)
- Area businesses include Dunkin', Hannaford, Allagash, 7-Eleven, and more
- Traffic Count: 21,620 vehicles per day (AADT MDOT 2022)

LEASE RATE: \$2,250/MONTH MG



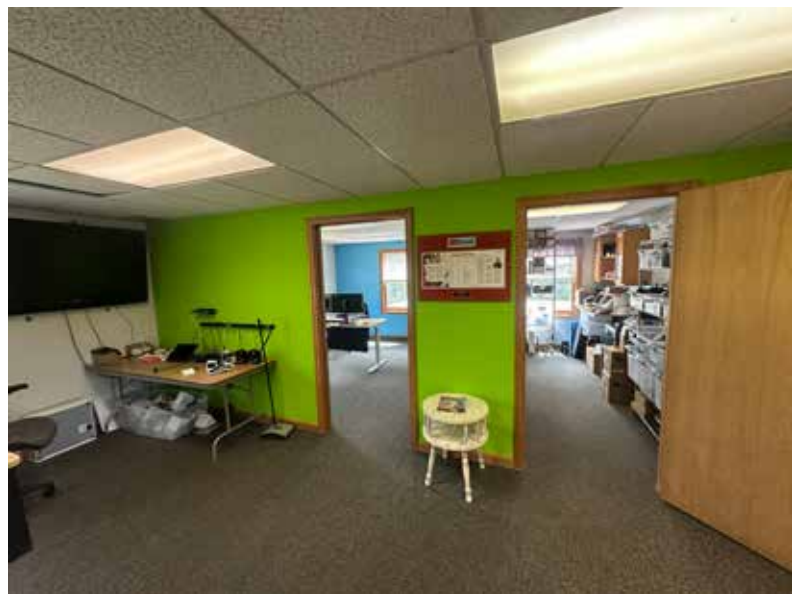
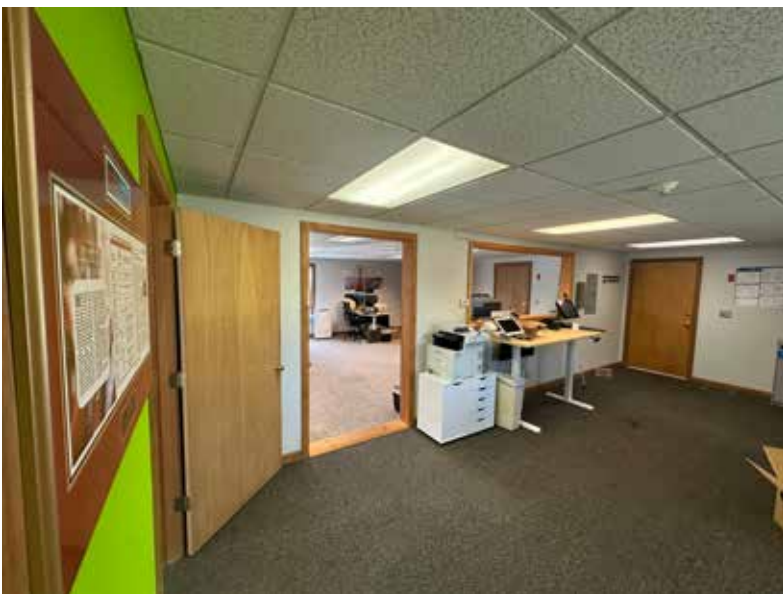
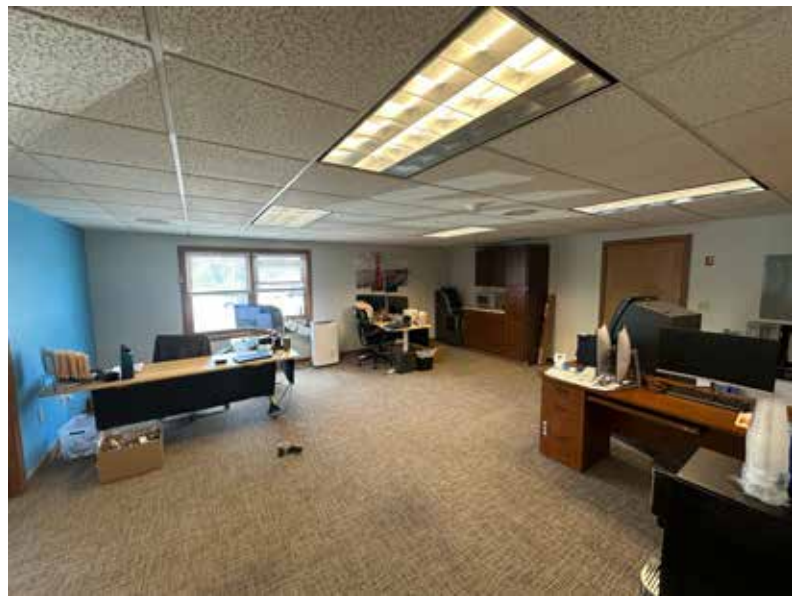
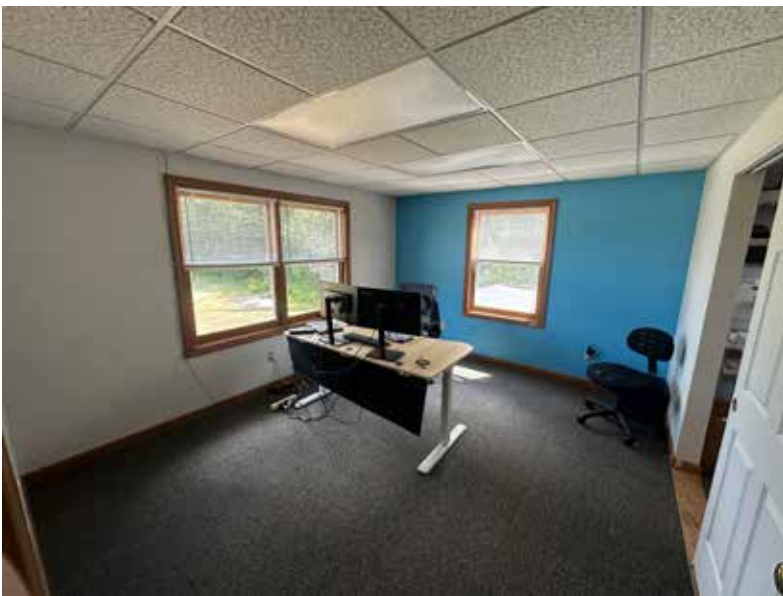


PROPERTY DETAILS

OWNER	Joy Real Estate of Westbrook II, LLC	# OF STORIES	Two (2)
BOOK & PAGE	39383/144	YEAR BUILT	1988 (600± SF addition in 2009)
ASSESSOR'S REFERENCE	016/005	CONSTRUCTION	Wood-frame
LOT SIZE	0.77± acres	HVAC	Gas fired hot air
ZONING	HS - Highway Service	UTILITIES	Municipal water & sewer
BUILDING SIZE	7,000± SF	PARKING	Ample on-site
AVAILABLE SPACE	Suite 8: 1,425± SF (Second Floor)	OTHER TENANTS	Riverview Physical Therapy, Modern Woodmen of America, Cetera Wealth Partners
DATE AVAILABLE	Immediately	LEASE RATE	\$2,250/month MG

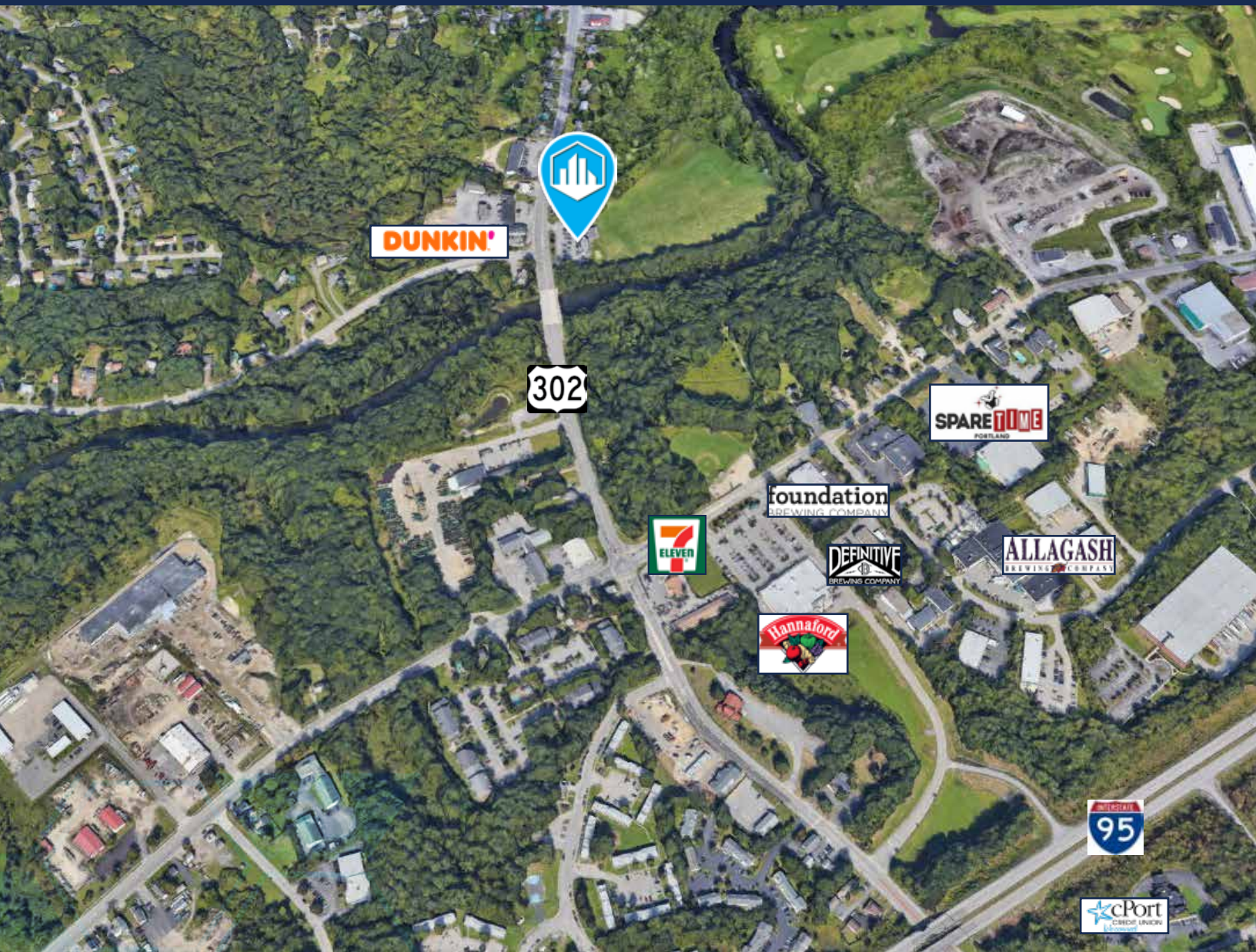


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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.