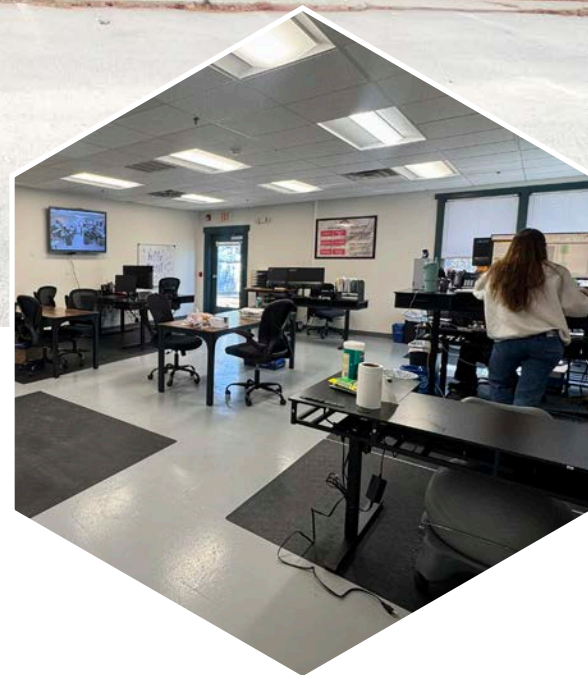


FOR SUBLEASE | PROFESSIONAL OFFICE BUILDING

42 BRICKYARD COURT, YORK ME 03909



PROPERTY HIGHLIGHTS

- 1,757± SF professional office space
- Ideal for tenants seeking a professional setting just off Route 1 and the Maine Turnpike Exit in York
- Three (3) individual offices, conference room, bullpen area, shared kitchen and bathrooms
- Onsite parking - 45± spaces
- Sublease Expiration: July 31st , 2030
- Sublease Rate: \$14.00/SF NNN





PROPERTY DETAILS

OWNER	STAND FAST, LLC
ASSESSOR'S REF	0053/0022/E
REGISTRY OF DEEDS	Book 19395, Page 628
YEAR BUILT	1992
BUILDING SIZE	4,864± SF
SUITE SIZE	1,757± SF
SPACE AVAILABLE	Suite 2, first floor: three (3) individual offices, bullpen area, conference room, shared kitchen
LOT SIZE	2.42± acres
ZONING	RT 1-3
HEATING/COOLING	Gas-fired, forced air-duct with Central AC
INTERNET SERVICE	Service plan in place, could be assigned
UTILITIES	Municipal water & private Sewer
POWER	3 phase, 200 amp, 240 volt
SPRINKLERS	Wet System
RESTROOMS	Two (2) shared
PARKING	Ample onsite parking, 45± spaces
DATE AVAILABLE	Immediately
AREA BUSINESSES	Hannaford, Best Western, York Family Dental, Nick's Steakhouse, Atlantic Federal Credit Union, Walgreens
LEASE RATE	\$14.00/SF NNN

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FLOOR PLAN

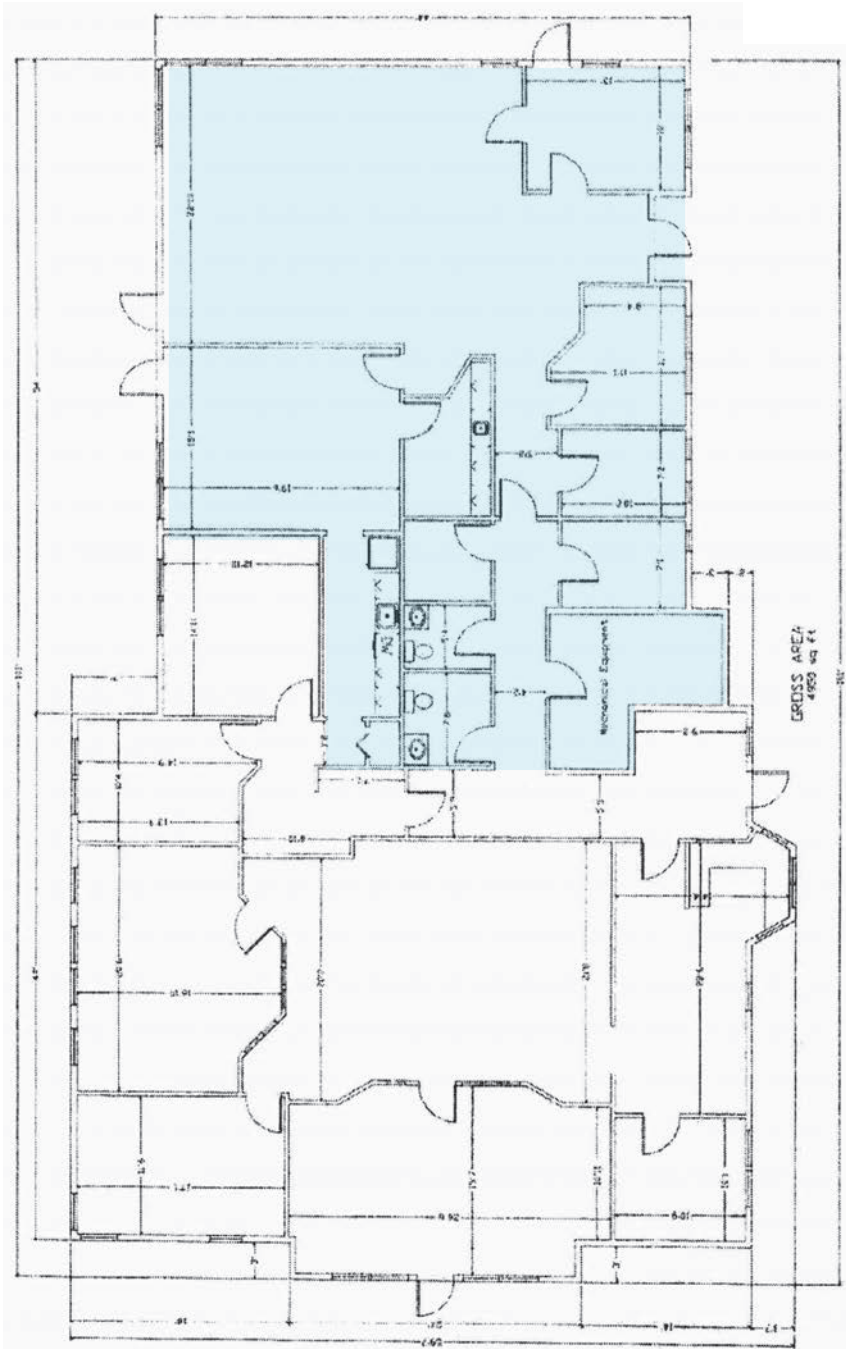
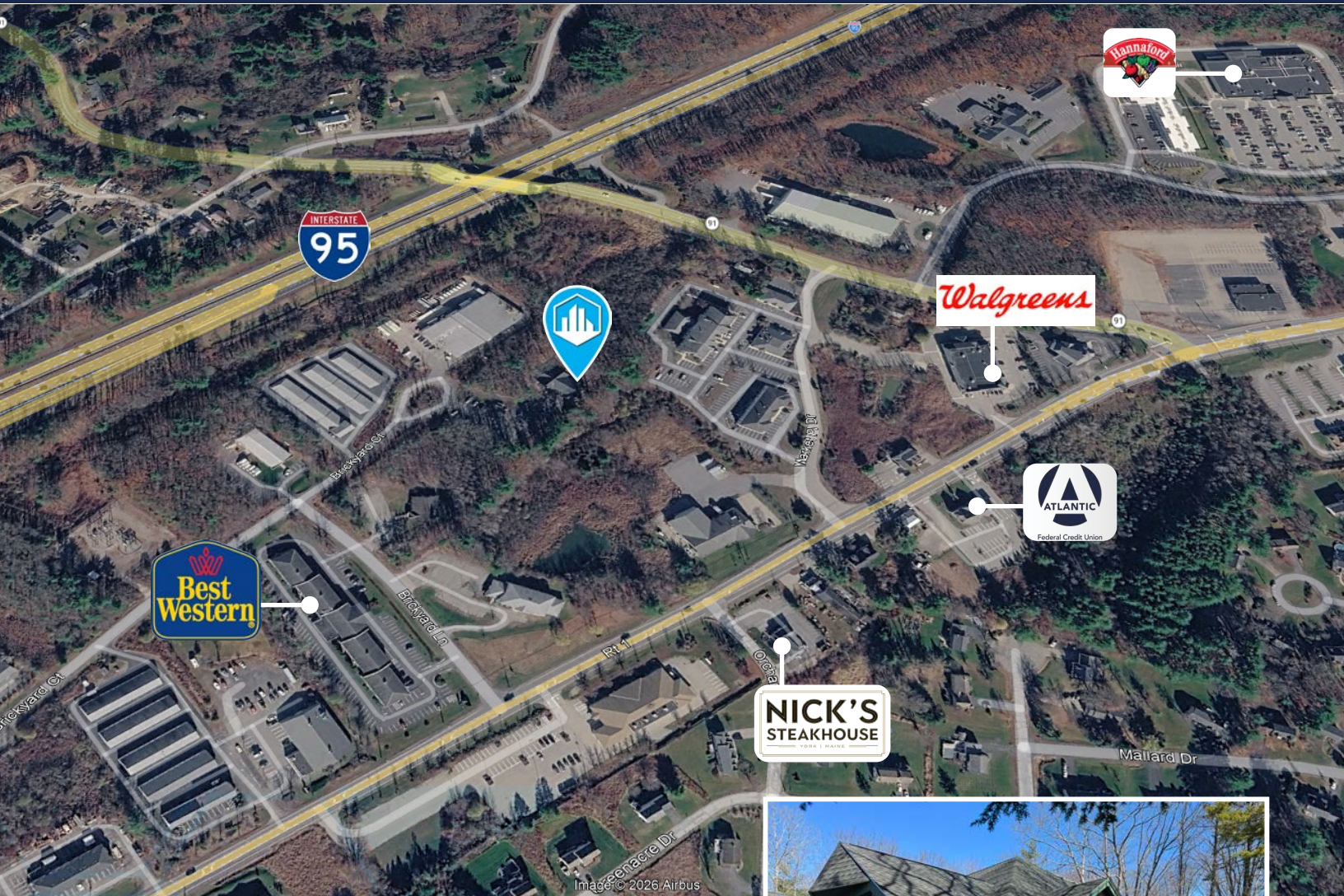


PHOTO GALLERY



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