

FOR LEASE



OFFICE/INDUSTRIAL/FLEX

83 ANTHONY AVENUE, AUGUSTA, ME 04330



PROPERTY HIGHLIGHTS

- 8,500 - 19,188± SF office/industrial/flex space for lease
- On-site parking with 100+ spaces
- Standalone building with large outdoor yard for storage
- Located near Exit 112 of the Maine Turnpike
- Lease Rate: \$14.00/SF NNN



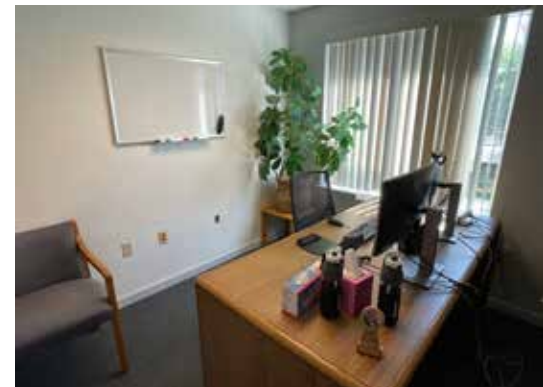
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PROPERTY DETAILS

OWNER	83 Anthony Ave, LLC
BUILDING SIZE	19,188± SF
AVAILABLE SPACE	8,500 - 19,188± SF
ASSESSOR'S REF	Map 5A, Lot 66A
BOOK/PAGE	15544/47
LAND	4.28± Acres
LOT FRONTAGE	200' on Anthony Ave 597' on Leighton Road
ZONING	IA - Industrial
YEAR BUILT	1996
NO. OF STORIES	Two (2)
CONSTRUCTION	Steel frame, metal siding
ROOF	Rubber membrane
HVAC	Oil-fired, 4 HVAC units
SPRINKLER	Yes, wet system
UTILITIES	Municipal water & sewer
LOADING DOCK(S)	One (1)
LEASE RATE	\$14.00/SF NNN
NNN EXPENSES	\$5.34/SF

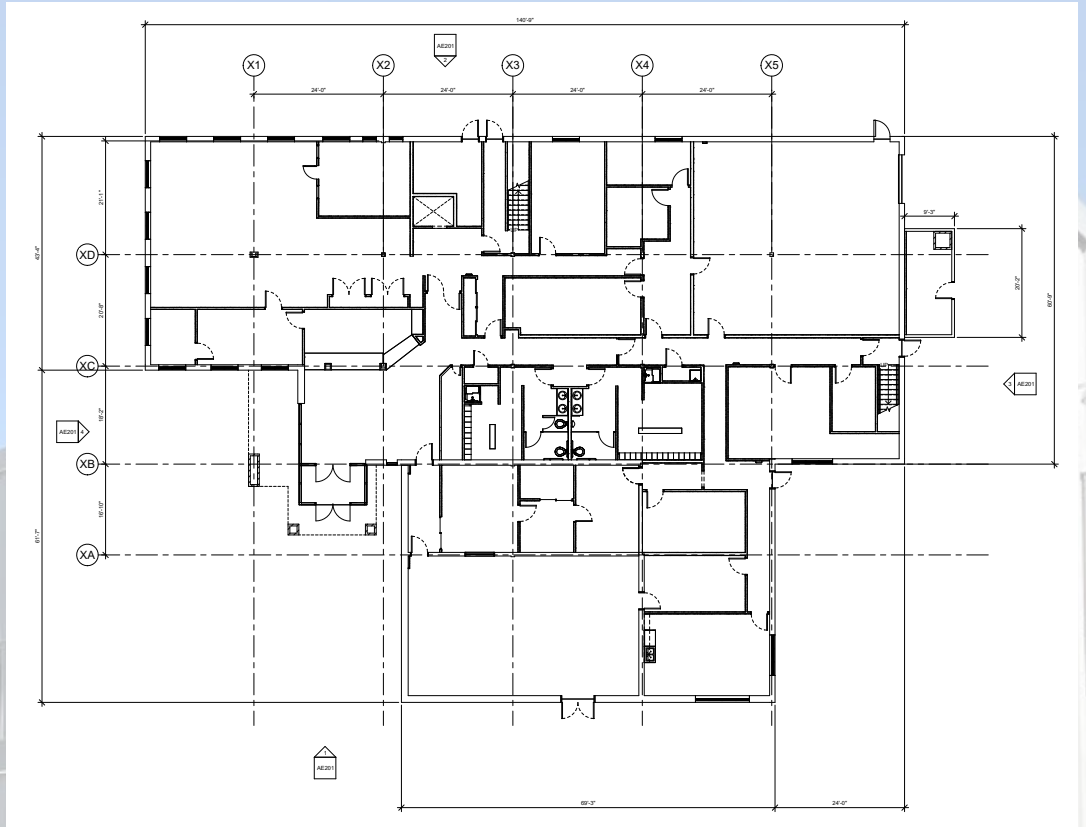


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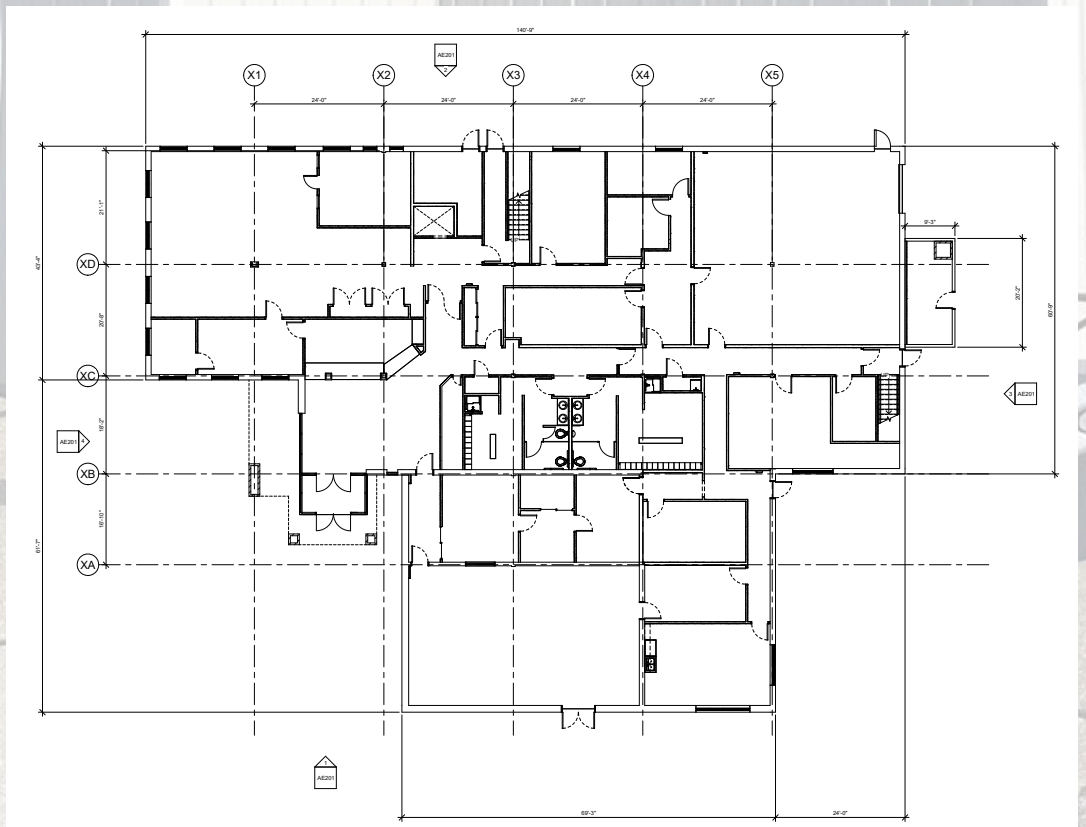
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FIRST FLOOR

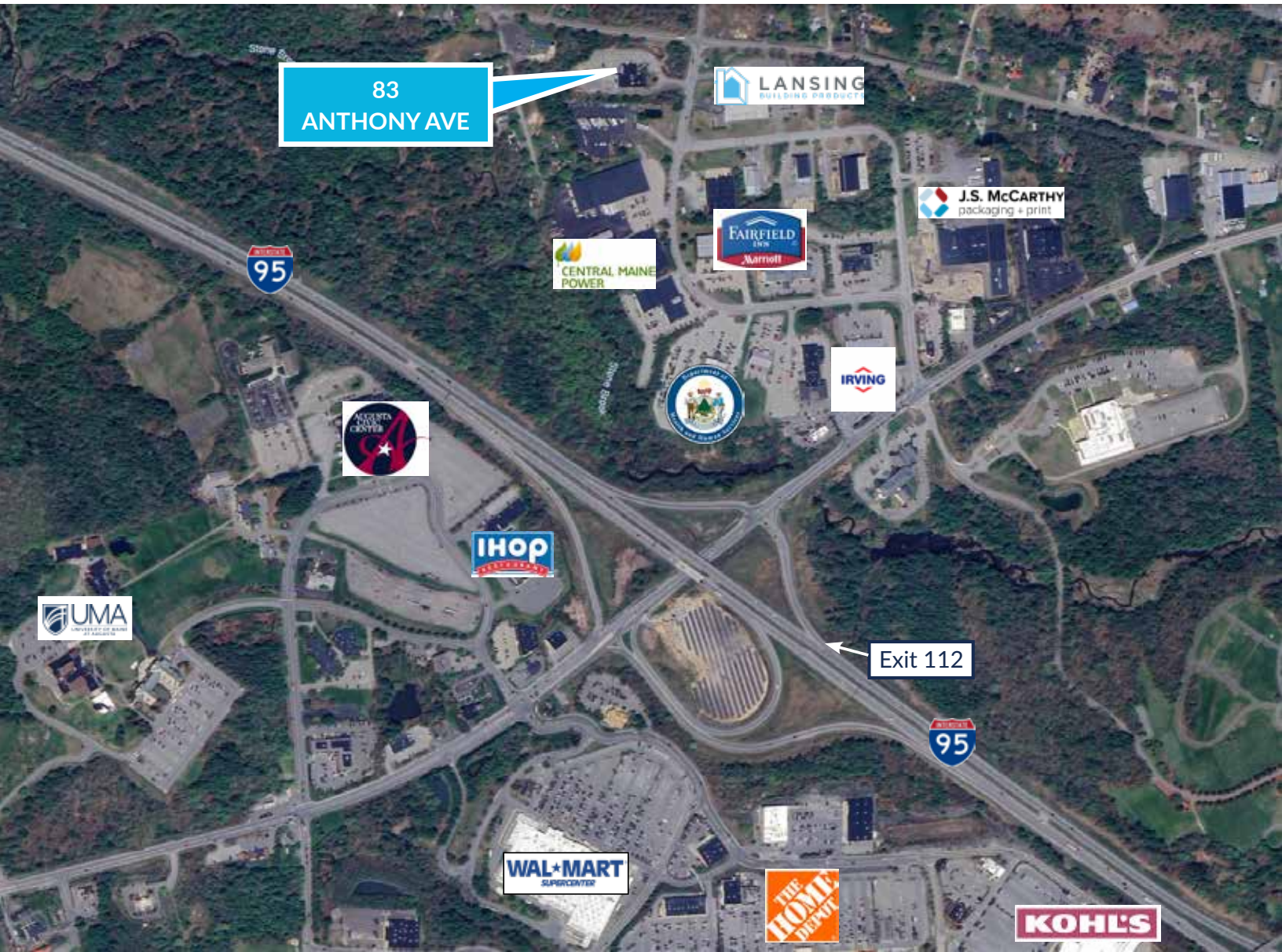


SECOND FLOOR



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83 ANTHONY AVENUE, AUGUSTA, ME 04330



83
ANTHONY AVE

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