

1015 ROUTE 202 - MONMOUTH WAREHOUSE/RETAIL SPACE FOR LEASE



PROPERTY TYPE: RETAIL/LIGHT INDUSTRIAL

HIGH TRAFFICE ROUTE 202 LOCATION

SPACE RANGE: 3,000 - 6,000+/- SF

RETAIL/LIGHT MANUFACTURING SPACE

ZONING: NO ZONING

LESS THAN 20 MINUTES TO MAINE TURNPIKE

FRONTAGE: 800+/- FT

IDEAL FOR RETAIL, TRADES BUSINESS,
DISTRIBUTION, OR LIGHT INDUSTRIAL

TRAFFIC COUNT: 8,460 AADT23

LEASE RATE: \$14/SF Gross



For more information contact:
DENNIS WHEELOCK or JAKE LEVESQUE
Dennis: 207-242-5588
dwheelock@balfourcommercial.com
Jake: 207-215-5812
jake.levesque@kw.com



**Magnusson
Balfour**
COMMERCIAL & BUSINESS BROKERS
Each Office Is Independently Owned and Operated.

OWNER	CRA-CRA, LLC		
SPACE TYPE	Retail/Light Industrial/Warehouse		
TOTAL BUILDING SIZE	16,387+/- SF		
SPACE BREAKDOWN	SF RANGE	RATE	LEVEL
	3,000 - 6,000 SF	\$14/SF Gross	Street Level
ZONING	No Zoning		
STREET FRONTAGE	800+/- Ft		
PARKING	30+ shared spaces		
SIGNAGE	On building and pylon		
TRAFFIC COUNT	8,460 AADT23		
UTILITIES	TYPE		
ELECTRICITY	Circuit Breakers		
SEWER	Private		
WATER	Private		
HEAT SYSTEM	FHW; Oil		
COOLING	Heat Pump		
ANCHOR TENANT	Kennebec Dock Company		
# LOADING DOORS	1		
CEILING HEIGHT	10 to 30 feet		
CLEAR HEIGHT	10 - 16 feet		

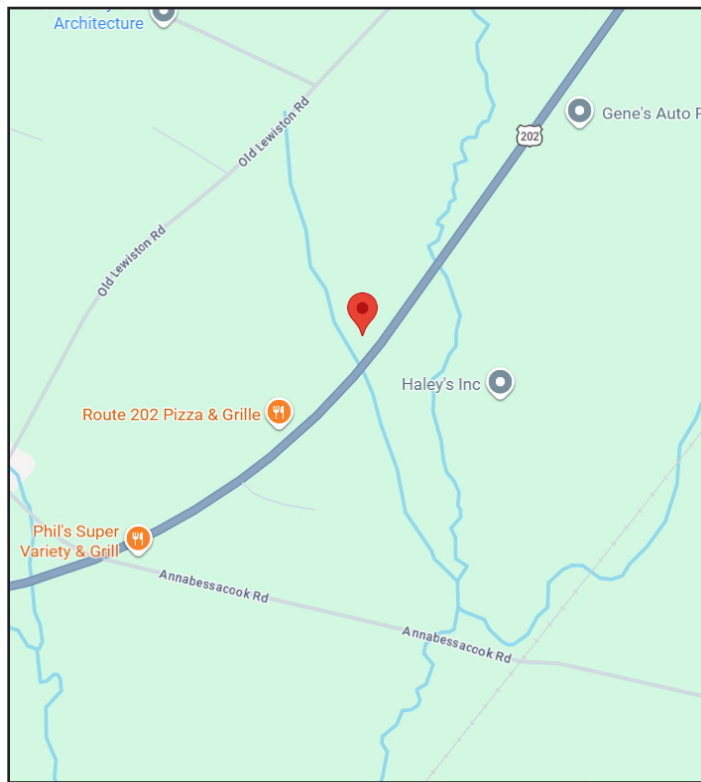
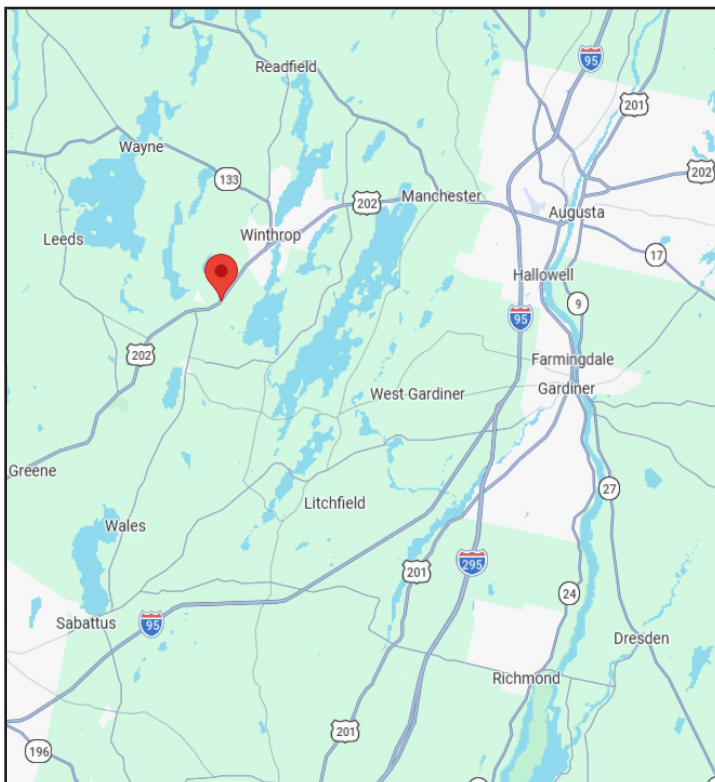
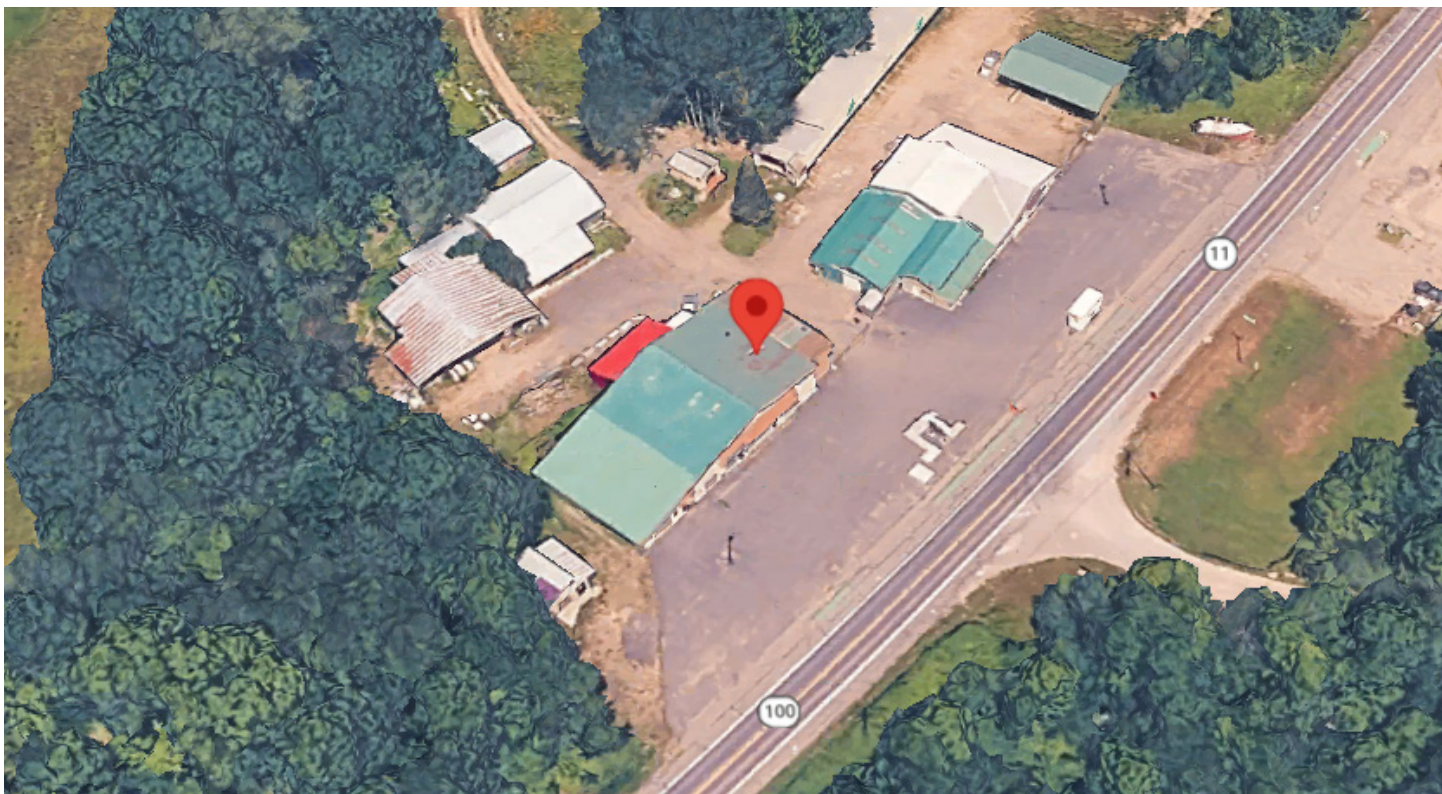
OVERVIEW

Flexible commercial space available on busy Route 202, offering 3,000 to 6,000 SF within a 16,000+ SF, multi-tenanted building. The space is well suited for retail, trades businesses, light industrial users, or other commercial operations seeking a visible and accessible location.

The property features one loading door, ceiling heights ranging from approximately 10 to 30 feet, and ample on-site parking. Located less than 20 minutes from the Maine Turnpike, it provides convenient regional access while maintaining strong exposure along a well-traveled commercial corridor. This is an excellent opportunity to establish or expand your business in a versatile property with flexible space options and room to accommodate a variety of operational needs.

50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.



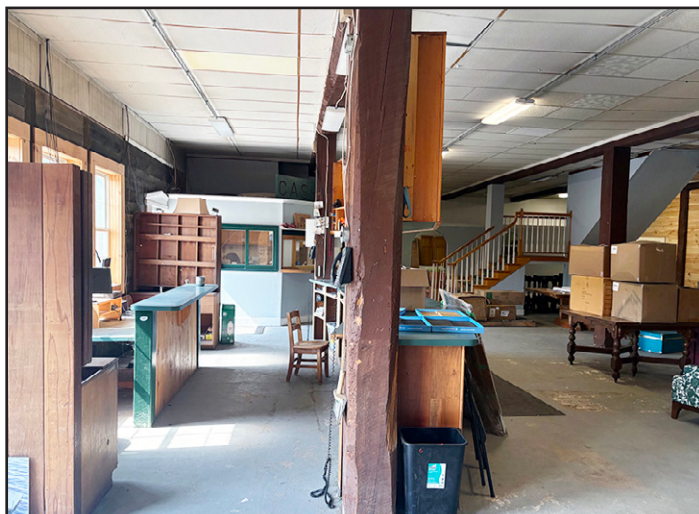
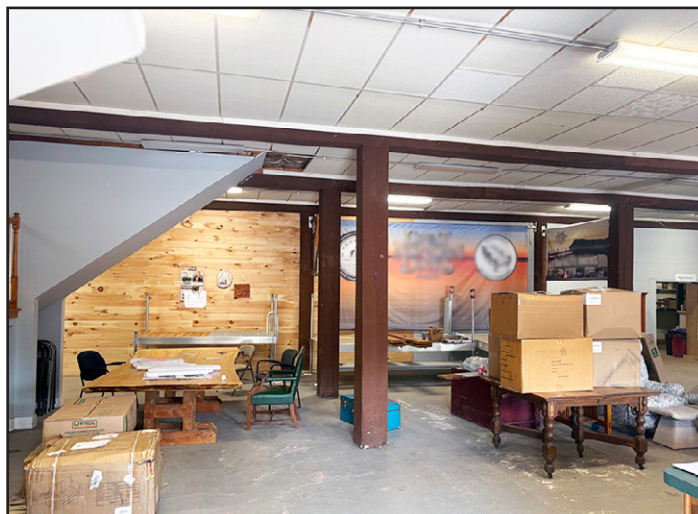
50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.



50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.



50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency