FOR LEASE



RETAIL SPACE AT WELLS PLAZA

40-75 WELLS PLAZA, WELLS, ME 04090



PROPERTY HIGHLIGHTS

- 3,274± of inline retail space available for lease
- This 93,263± SF retail center is in an ideal location with excellent traffic flow and visibility from Route One.
- Plaza neighbors include Hannaford, Flagship Cinemas, Reny's, Saco Bay Physical Therapy, Starbucks, Azul Agave Mexican Restaurant, and Iron Clad Martial Arts.
- Abundant on-site parking available.
- **Contact brokers for pricing details.**

THE BOULOS COMPANY IS PLEASED TO REPRESENT: BRIDGE33

THE BOULOS COMPANY

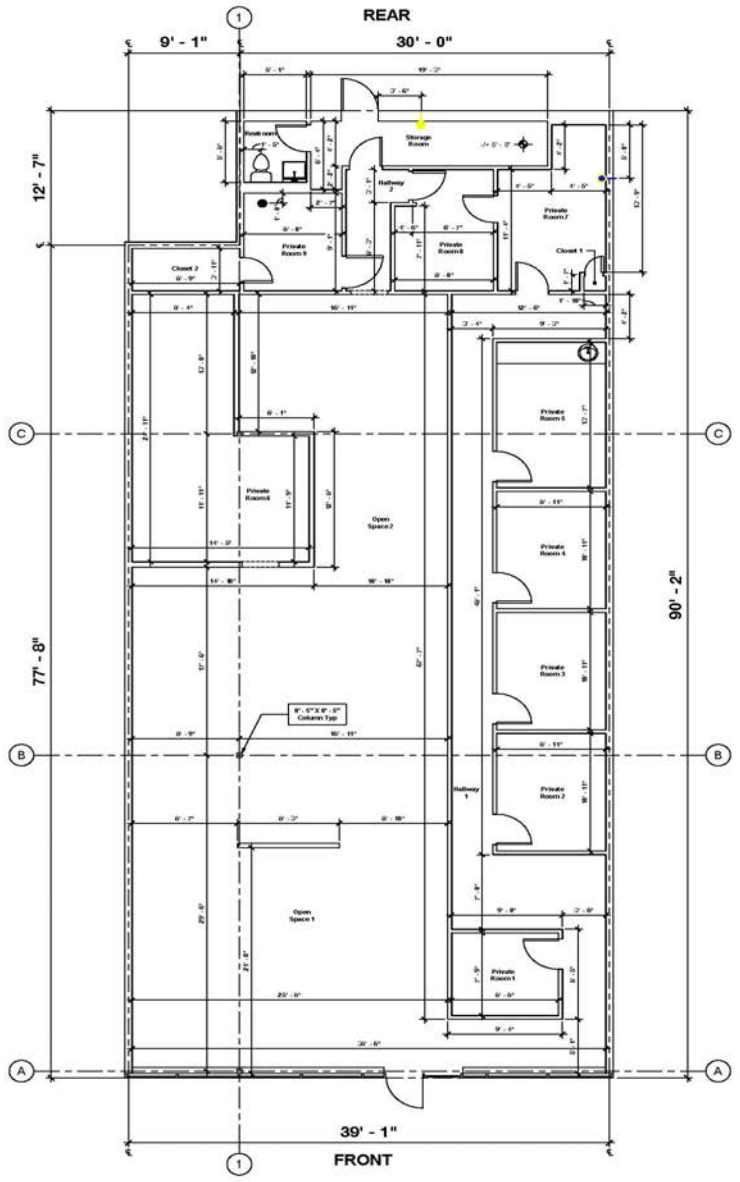
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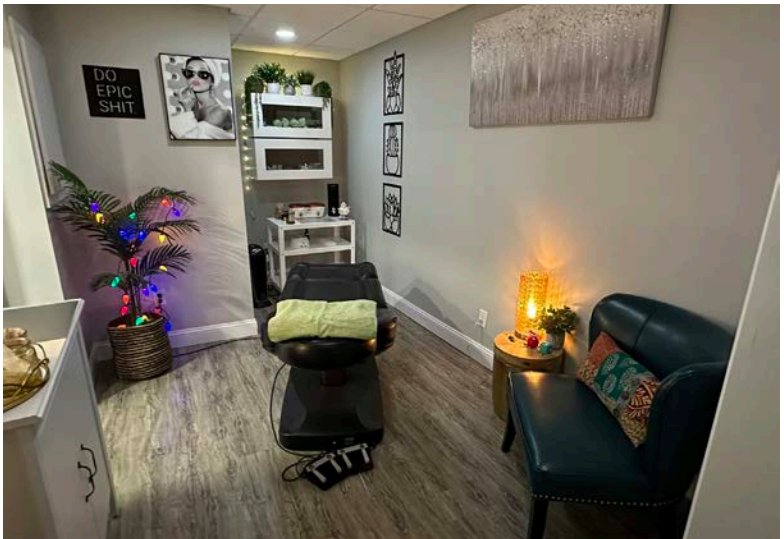
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PROPERTY DETAILS

OWNER	B33 Wells Plaza II, LLC
DEED REFERENCE	Book 18716, Page 204
ASSESSOR'S REFERENCE	Map 121, Lot 024
BUILDING SIZE	93,263± SF
LOT SIZE	15.03± Acres
ZONING	GB - General Business
AVAILABLE SPACE	Unit 8: 3,274± SF
UTILITIES	Municipal water and sewer
HVAC	Gas-fired forced air heat; Central A/C
SIGNAGE	Pylon at entrance and on building or awning
PARKING	633± on-site spaces (6.81:2,000± SF)
LEASE RATE	Contact listing brokers
NNN EXPENSES	$6.33/SF

FLOOR PLAN



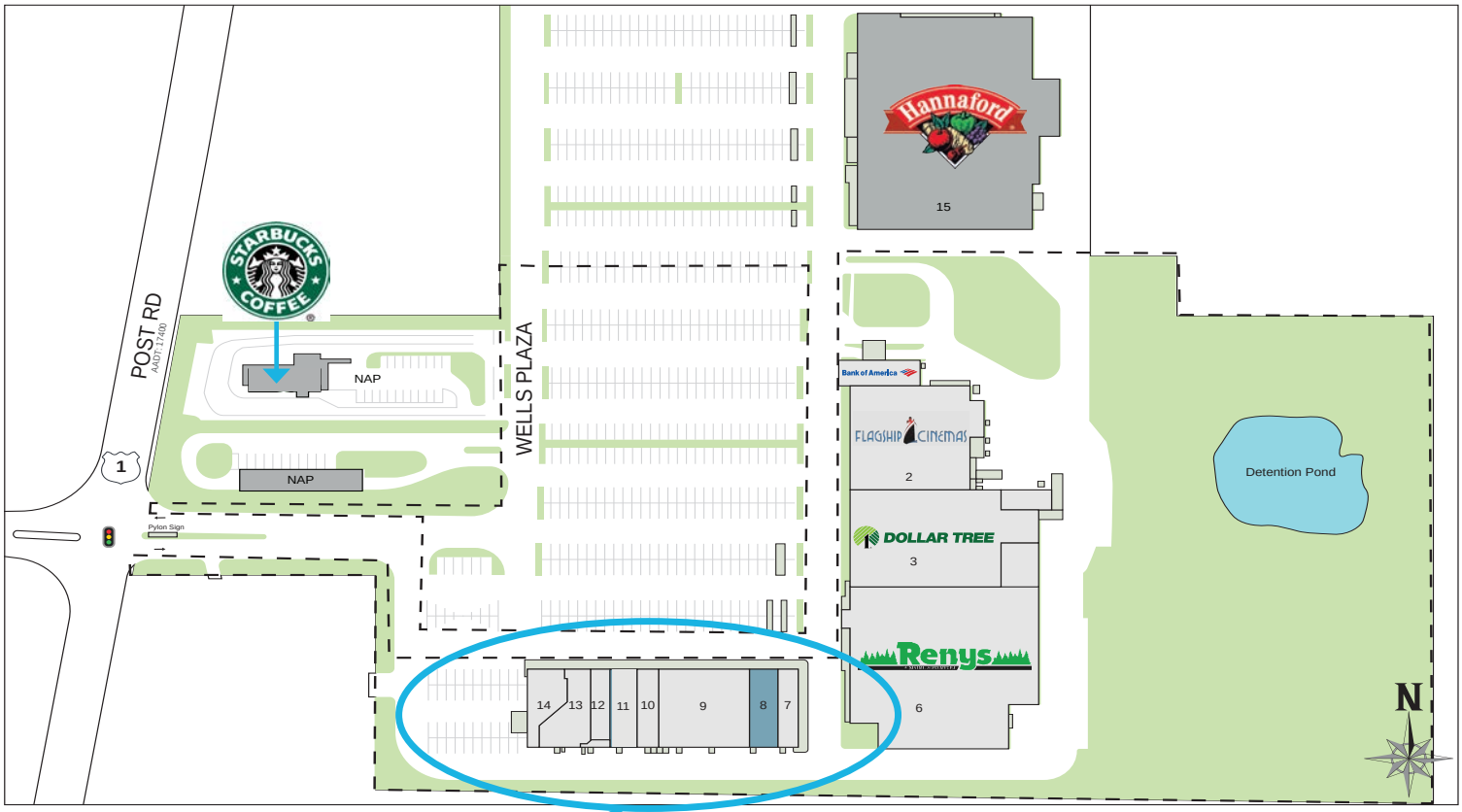




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SITE PLAN



AVAILABLE SPACE - SUITE 8: 3,274± SF



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