

FOR LEASE | HIGH VISIBILITY RETAIL/FLEX SPACE

262 US ROUTE ONE, FREEPORT, ME 04032



DEDICATED PARKING



PROPERTY HIGHLIGHTS

- 6,500± SF clear span retail/flex space with large, dedicated outdoor parking area and loading door
- Located in Freeport's C-1 zone, which allows for retail, office and general commercial uses.
- Convenient location, minutes from Yarmouth, downtown Freeport, and I-295. Only 15 minutes to Portland.
- Great visibility and pylon signage opportunity directly on Route One

LEASE RATE: \$15.00/SF NNN



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PROPERTY DETAILS

OWNER	JAF Realty, LLC
ASSESSOR'S REFERENCE	Map 26, Block 52, Lot 0
DEED REFERENCE	Book 31851, Page 0149
SPACE AVAILABLE	6,500± SF
DATE AVAILABLE	Immediately
BUILDING SIZE	15,140± SF
LOT SIZE	2.27± Acres
ZONING	C1 - Commercial District
YEAR BUILT	1988
CLEAR HEIGHT	16'
COLUMN SPACING	Clear span
GRADE LEVEL DOORS	One (1) loading door with ramp
HEATING/COOLING	Propane heat, mini-split and AC
UTILITIES	Municipal water & sewer
POWER	3-phase
PARKING	On-site
AREA BUSINESSES	L.L.Bean, Dunkin', Shaw's, Irving, CPM Constructors & more
NNN EXPENSES	\$2.57/SF
LEASE RATE	\$15.00/SF NNN



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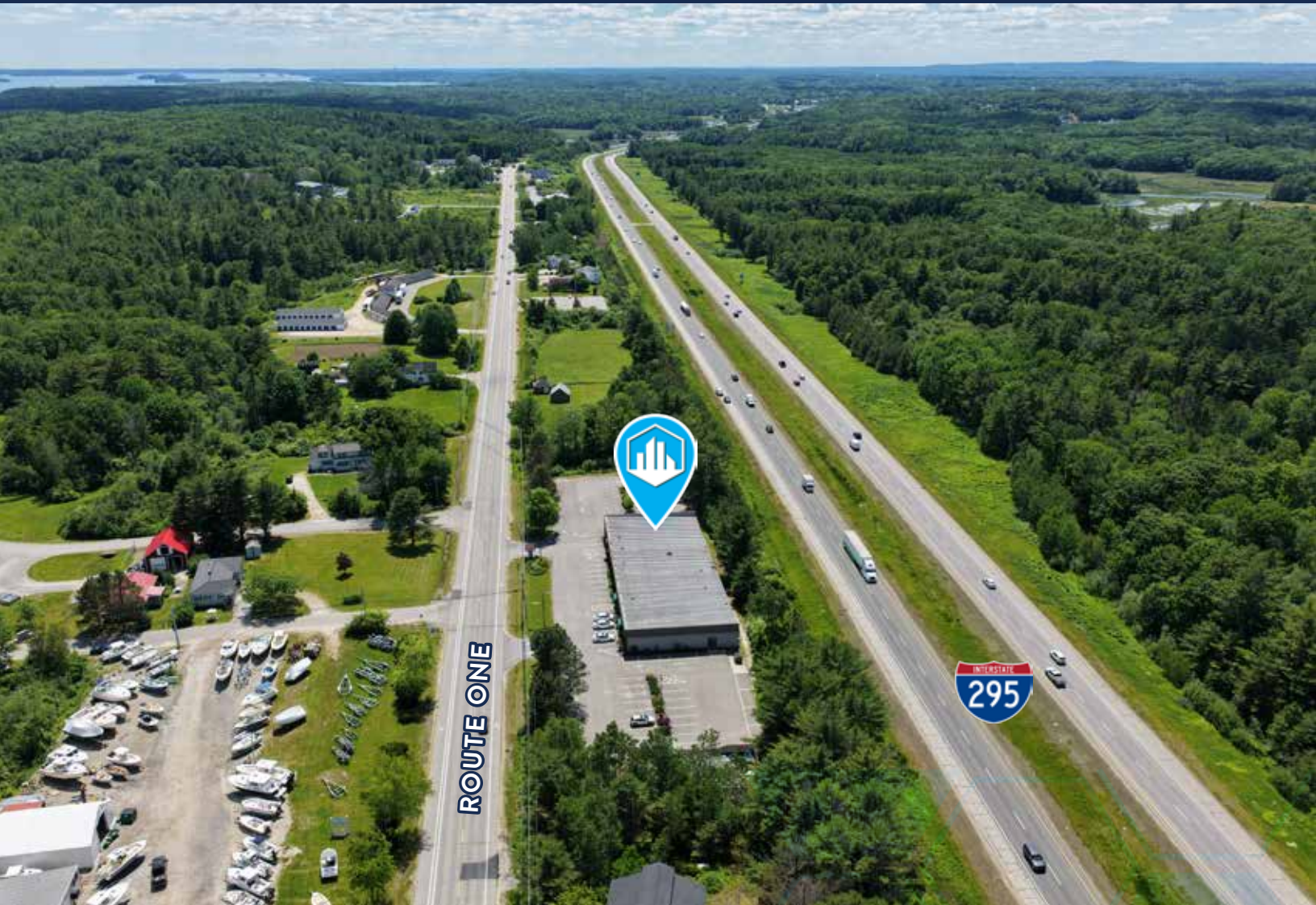


PROPERTY PHOTOS



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CONTACT



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