

# FOR LEASE | INDUSTRIAL/FLEX SPACE

590 COUNTY ROAD, WESTBROOK, ME 04092



## PROPERTY HIGHLIGHTS

- 4,125± SF flex space available
- Easily accessible from I-95 Exit 46
- 1,800± sf of warehouse and 2,325± sf of Class A office space
- Warehouse features one (1), 10'x12' overhead door.

**Lease Rate: \$14.50/SF NNN**





## PROPERTY DETAILS

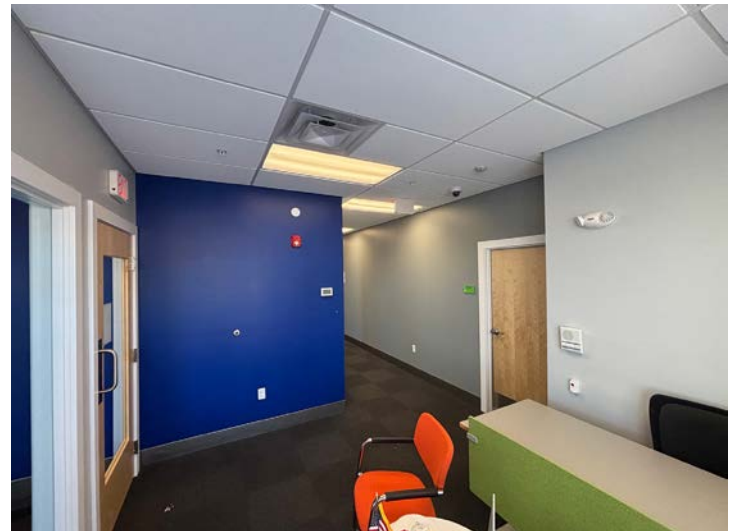
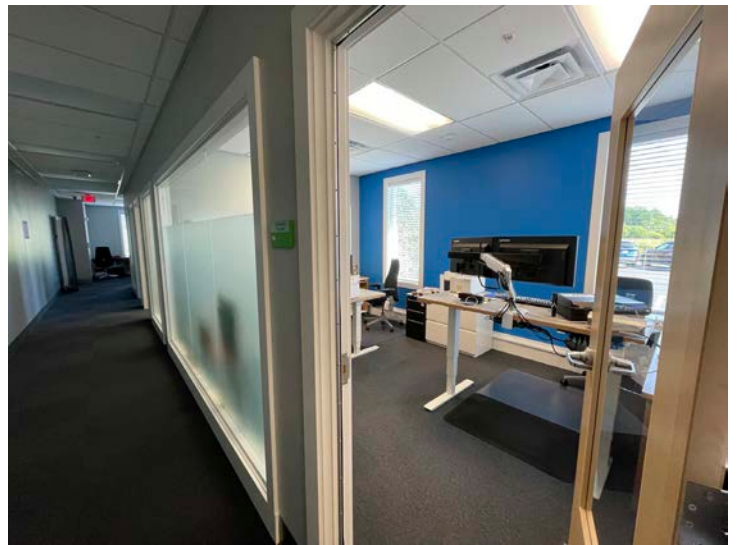
|                      |                                                        |
|----------------------|--------------------------------------------------------|
| OWNER                | CEMA, LLC                                              |
| ASSESSOR'S REFERENCE | Map 02, Lot 24C                                        |
| DEED REFERENCE       | 39364/236                                              |
| BUILDING SIZE        | 13,590± SF                                             |
| YEAR BUILT           | 1985; renovated 2019                                   |
| CONSTRUCTION         | Steel frame                                            |
| AVAILABLE SPACE      | 4,125± SF (Unit 1)                                     |
| LOT SIZE             | 3.25± AC                                               |
| ZONING               | IPD - Industrial Park District                         |
| LOT FRONTAGE         | 350' on County Road                                    |
| TRAFFIC COUNT        | 11,729± vehicles/day (per MDOT)                        |
| UTILITIES            | Municipal water/sewer                                  |
| HVAC                 | Natural gas                                            |
| SPRINKLER            | Yes, wet system                                        |
| POWER                | 200 Amp, 110v                                          |
| OVERHEAD DOOR        | One (1), 10' x 12'                                     |
| CEILING HEIGHT       | 14'-0" (12' Clear Height)                              |
| PARKING              | 45± paved, on-site spaces in common with other tenants |
| DATE AVAILABLE       | See broker for details.                                |
| LEASE RATE           | \$14.50/SF NNN                                         |
| NNN EXPENSES         | \$3.91/SF                                              |

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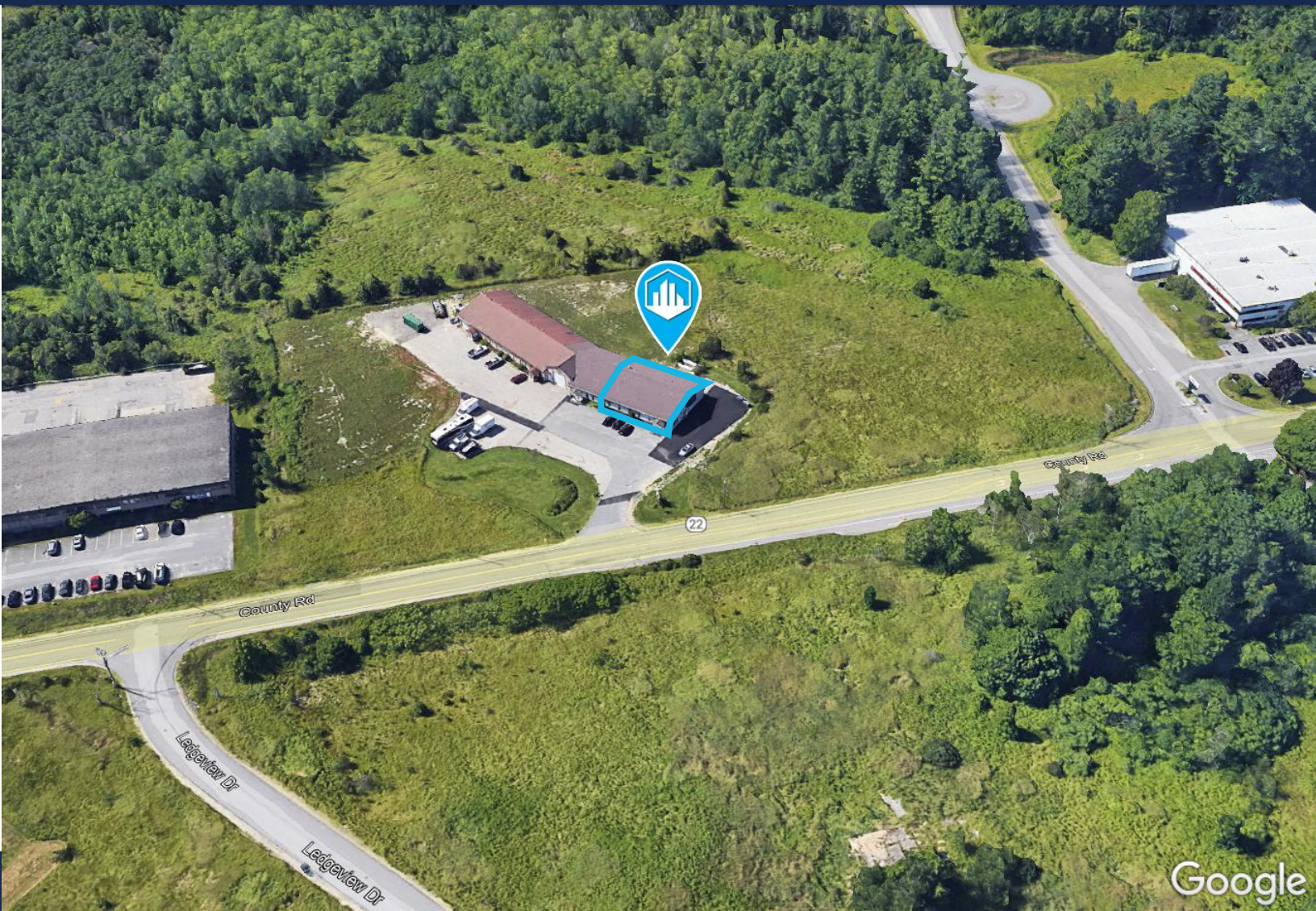


## INTERIOR PHOTOS



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## CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.