

FOR LEASE



6 MADELYN LANE, ROCKPORT, ME 04841

PROPERTY HIGHLIGHTS

- Single-story standalone office building for lease. ADA accessible, former medical office space.
- Twenty-six (26) parking spaces available on-site.
- High-visibility location for signage along Route 1. Private, wooded surroundings for the building.
- Lease Rate: \$14.00/SF NNN for entire building
- Option to subdivide: partial office suites or wings available, down to individual office suites at \$500/month.



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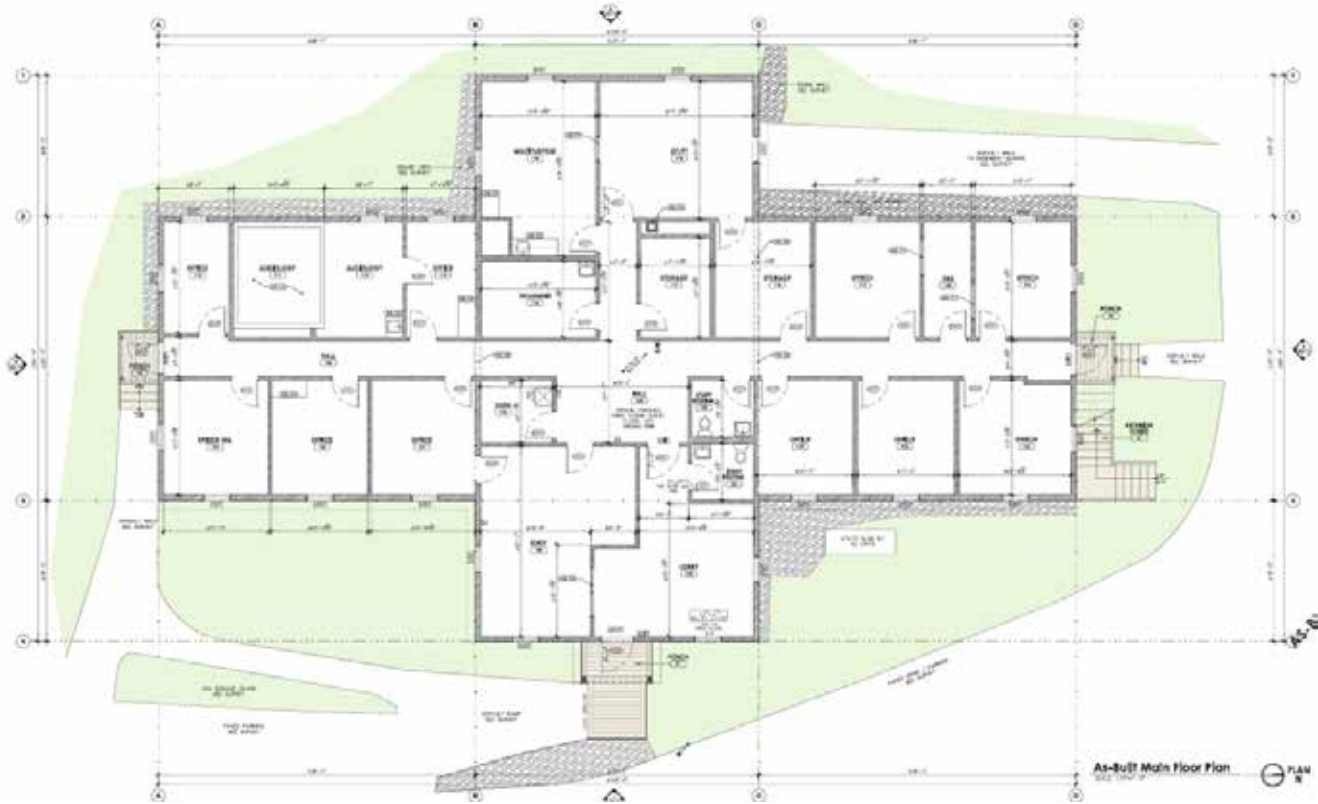


PROPERTY DETAILS

OWNER OF RECORD	6 Madelyn LCH, LLC
ASSESSOR'S REFERENCE	Map 010, Lot 075-011
BOOK/PAGE	5764/265
BUILDING SIZE	4,400± SF
MINIMUM DIVISIBLE	130± SF per office suite
LOT SIZE	4.66± Acres
LOT FRONTAGE	150' on Route 1
DATE AVAILABLE	Immediately
YEAR BUILT	2006
RESTROOMS	Private restroom
WATER/SEWER	Private
HVAC	Forced Hot Air, Oil Boiler, central A/C
PARKING	Up to 26 spots
ZONING	907 - Mixed Business Residential
LEASE RATE	\$14.00/SF NNN for entire building \$500+/month per office
NNN EXPENSES	\$6.00/SF (est.)



FLOOR PLAN





CONTACT US



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