

FOR LEASE | OFFICE SPACE

79 LEIGHTON ROAD, AUGUSTA, ME 04330



PROPERTY HIGHLIGHTS

- 4,000± SF of office space available for lease
- Convenient location directly off Exit 109 and Western Ave.
- Located at the entrance of Capital West Business Park.
- Area business' include: F.W. WEBB, Transco Business' Technologies, Kennebec Pharmacy, Michaud Distributors, White Cap-A.H. Harris & Sons, State of ME, and CMP.
- Lease Rate: \$12.00/SF Gross

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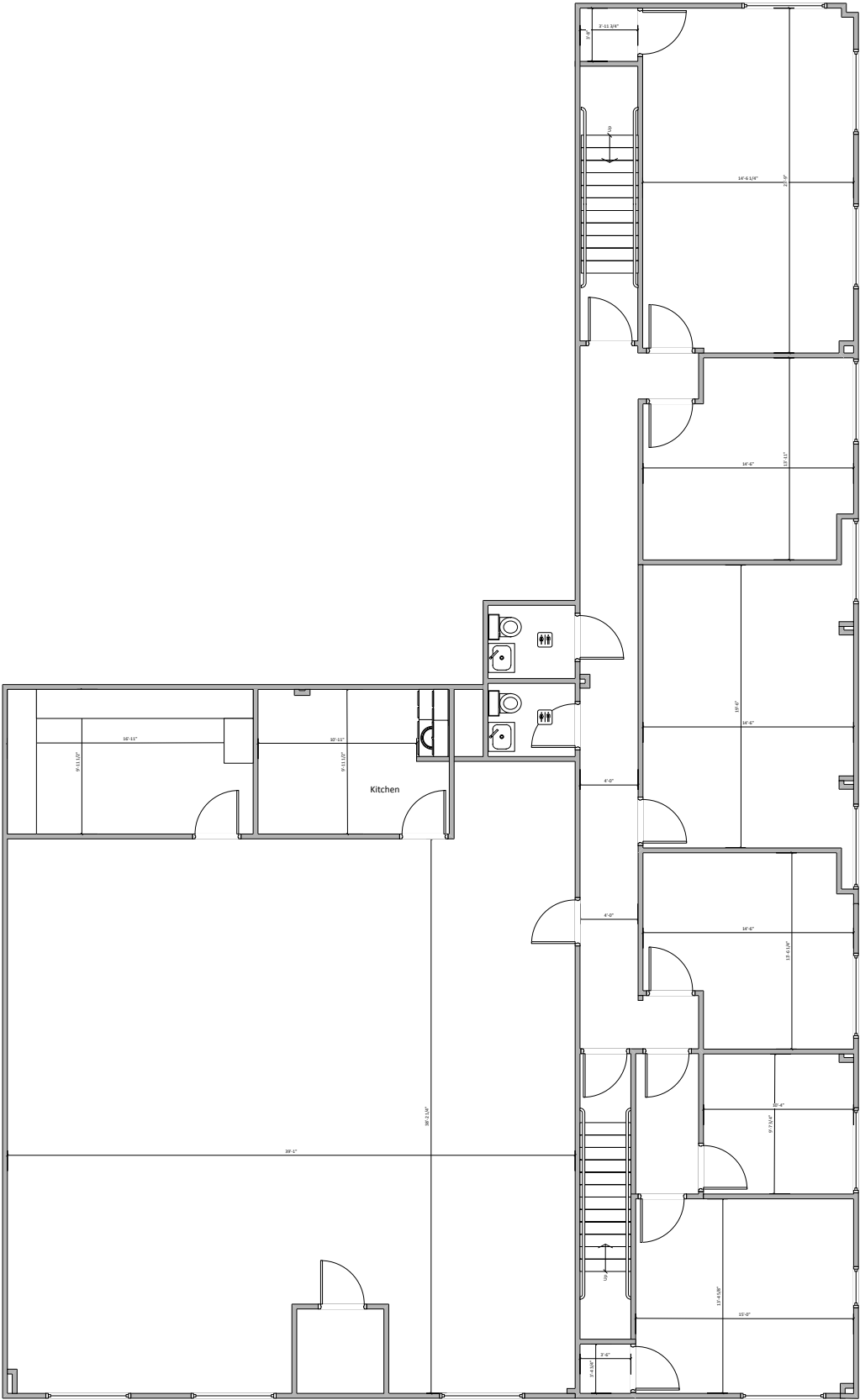
PROPERTY DETAILS

OWNER	J & R Associates LLC
ASSESSOR'S REFERENCE	Map 9, Lot 17
BUILDING SIZE	26,000± SF
AVAILABLE SPACE	4,000± SF
LOT SIZE	6.6± Acres
YEAR BUILT	1989
HVAC	Gas-fired, forced hot air
UTILITIES	Public
ZONING	CC - Regional Business
PARKING	Ample on-site in common
LEASE RATE	\$12.00/SF GROSS



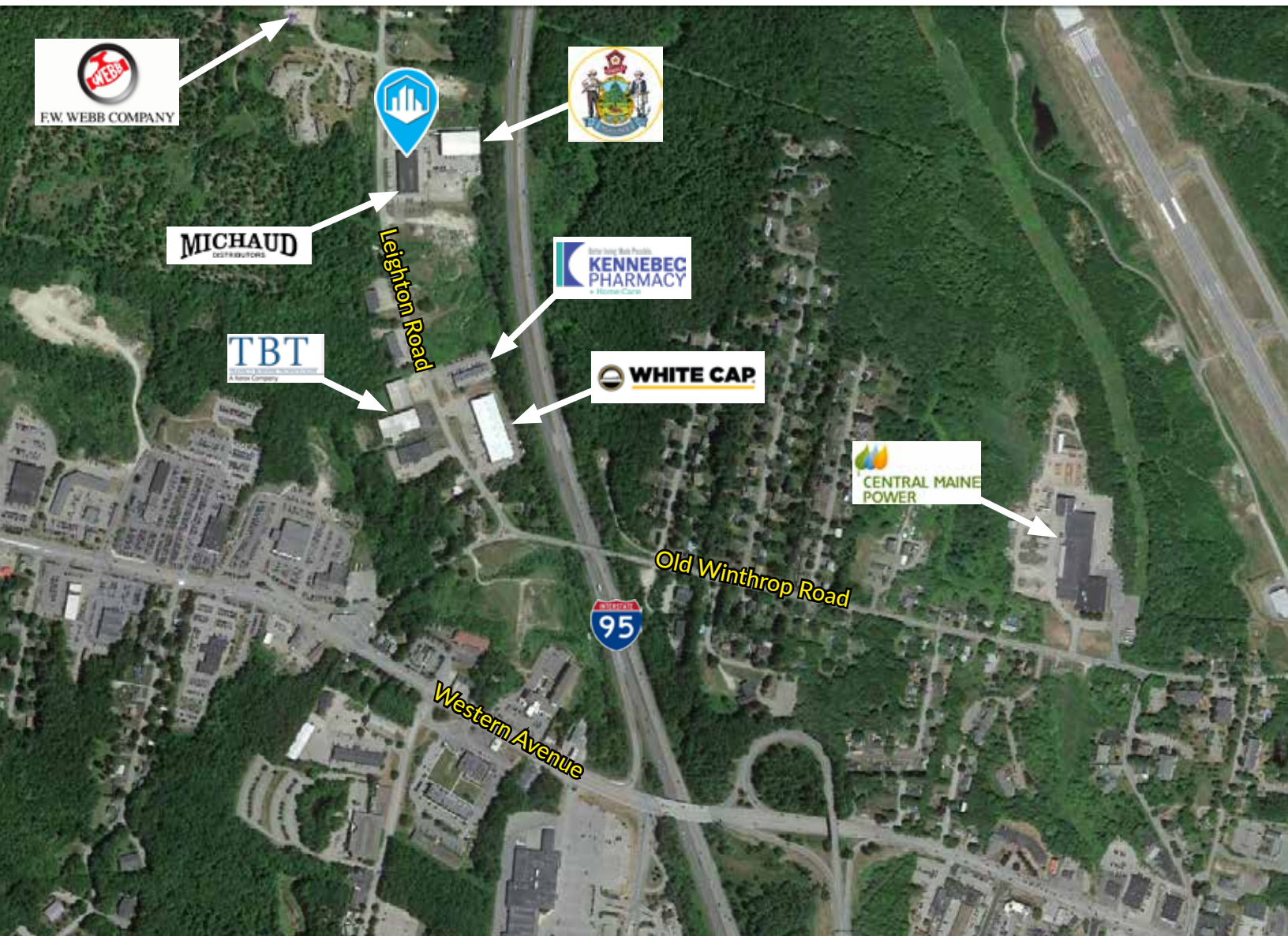


FLOOR PLAN



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