

FOR LEASE | OFFICE SPACE

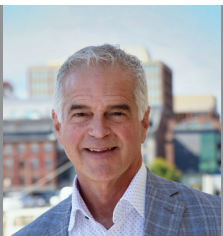
21 Saco Street | Westbrook, ME



7,343-14,686± SF OFFICE SPACE

- 7,343± SF space for lease consists of a large open area, a conference room, 10 private offices and storage areas
- Great visibility in downtown Westbrook with traffic counts of 10,940± cars/day on Route 25
- Large parking lot with two points of ingress/egress
- City Center zoning allows for retail, office, service, banking, hotel, restaurant and neighborhood grocery uses

LEASE RATE: \$10.00/SF NNN



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PROPERTY SUMMARY

21 Saco Street | Westbrook, ME



OWNER: Storage Realty Corp

DEED: Book 3048, Page 0280

ASSESSOR: Map 028, Lot 077

LOT SIZE: 1.25± AC

BUILDING SIZE: 14,686± SF

AVAILABLE SPACE: 7,343± SF

YEAR BUILT: 1974

STORIES: Two (2)

CONSTRUCTION: Concrete/cinder block

ROOF: Flat

CEILING HEIGHT: 10'±

HVAC: Natural gas; central A/C

UTILITIES: Municipal water & sewer

RESTROOM: Two (2) on each floor

SPRINKLER: None

LOADING: One (1) 10x10' loading dock

SIGNAGE: On building

PARKING: 25± spaces

ROAD FRONTAGE: 70.7'±

ZONING: City Center District

ASSESSED VALUE: Building: \$641,100.00
Land: \$243,700.00
Total: \$884,800.00

REAL ESTATE TAXES*: \$1.07/SF

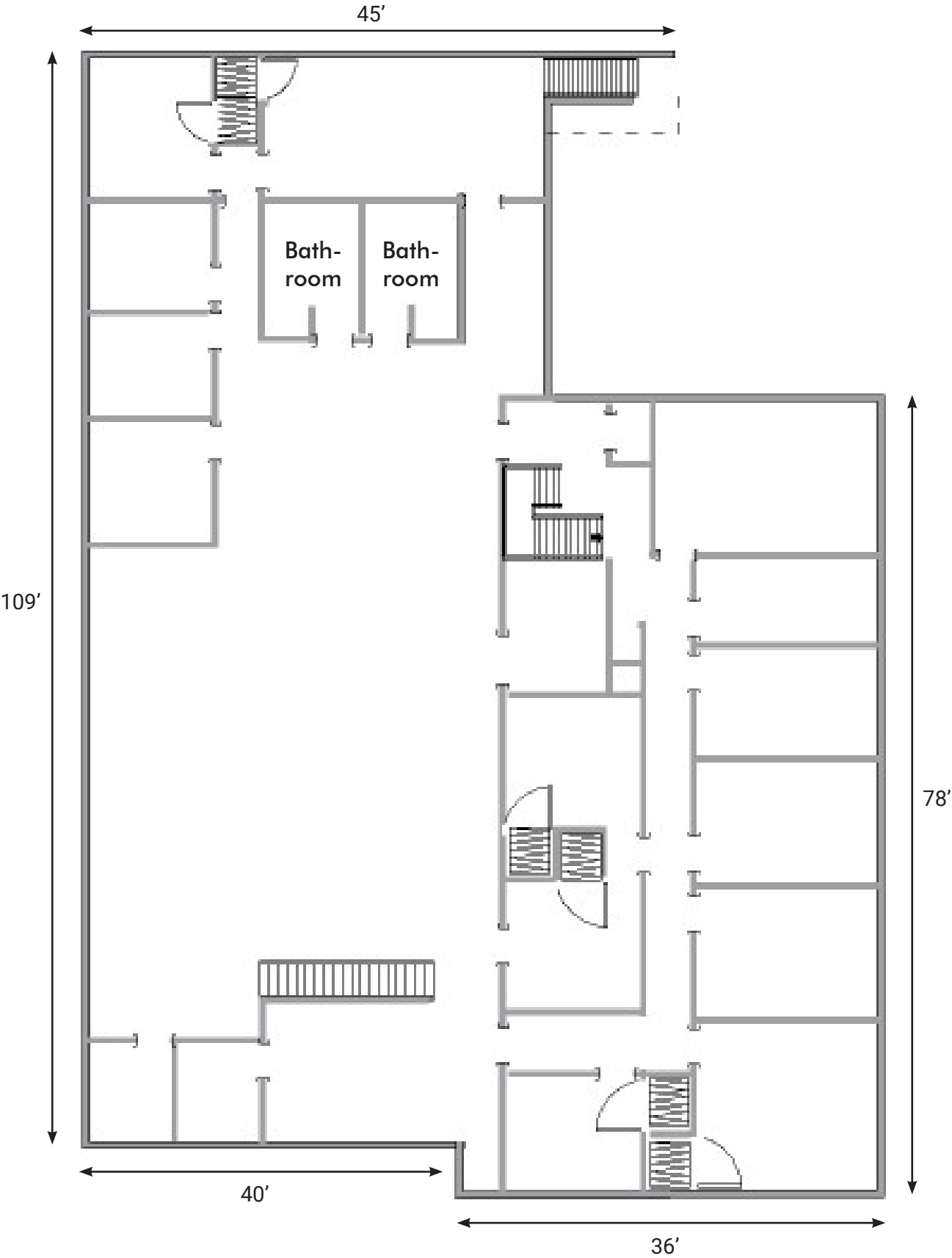
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*Tenant takes care of all CAM charges



FLOOR PLAN

21 Saco Street | Westbrook, ME

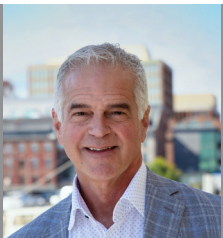


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