

FOR LEASE | OFFICE SUITE

312 Cottage Road | Sanford, ME



OFFICE SUITE AT DEER RIDGE PARK

UNIT F: 530± SF office suite

UNIT A: 2,926± SF office suite

Located a short distance to Southern Maine Healthcare and downtown Sanford, yet situated in a quiet, wooded setting

LEASE RATES:

UNIT F: \$925/month Gross

UNIT A: \$12.00/SF NNN



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PROPERTY SUMMARY

312 Cottage Road | Sanford, ME



OWNER: Next Gen Holdings, LLC

DEED: Book 18132, Page 685

ASSESSOR: Map R9, Lot 62

LOT SIZE: 2.4± AC

BUILDING SIZE: 9,288± SF

AVAILABLE SPACE: Unit F: 530± SF
Unit A: 2,926± SF

YEAR BUILT: 1986; renovated in 1999 and later

CONSTRUCTION: Wood Frame,
Slab Foundation

ROOF: Asphalt

SIDING: Clapboard

WINDOWS: New windows added to space

FLOORING: Carpet

CEILING HEIGHT: 8'±

ELECTRICITY: Single phase; 100 amps

HVAC: Oil-fired Baseboard,
Central A/C

UTILITIES: Municipal water & sewer paid
by Landlord

RESTROOM: In-common with other tenants

LIGHTING: Fluorescent

SIGNAGE: Pylon sign

PARKING: 40± on-site

ROAD FRONTAGE: 200'±

ZONING: Urban

CAMS: \$1.189



OFFICE CONFIGURATION

SUITE F

530± SF suite with two (2) offices, a shared waiting room (which can be made private) and a bathroom in-common with other tenants

SUITE A

2,926± SF suite with 8-9 offices, large reception area with separate staff room, conference room, kitchen, kitchenette, two bathrooms and storage room

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