

FOR LEASE | RETAIL/OFFICE/PRODUCTION SPACE

7 MACLELLAN LANE, ELIOT, ME 03903



FOR LEASE

The Boulos Company is pleased to present 1,600 - 3,200± SF of available space at 7 MacLellan Drive in Eliot, Maine. Building 2 features 2,000± SF of second floor office or production space and 1,600 - 3,200± SF available at Building 3 as a build-to-suit.

- Excellent opportunity to customize to your business needs from retail, office or cannabis manufacturing (no retail)
- New construction with great natural light
- Located along Route 236 with traffic counts of 15,560± VPD (MDOT)
- Close proximity to I-95!

CONTACT US



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DEMOGRAPHICS

Traffic Counts

15,560± VPD (MDOT)

Total Population of 10 Mile Radius

146,248

Average Household Income

\$129,490

Proximity to:

Portland - 54 Miles

Boston - 74 Miles

Portsmouth - 8 Miles

BUILDING 2:

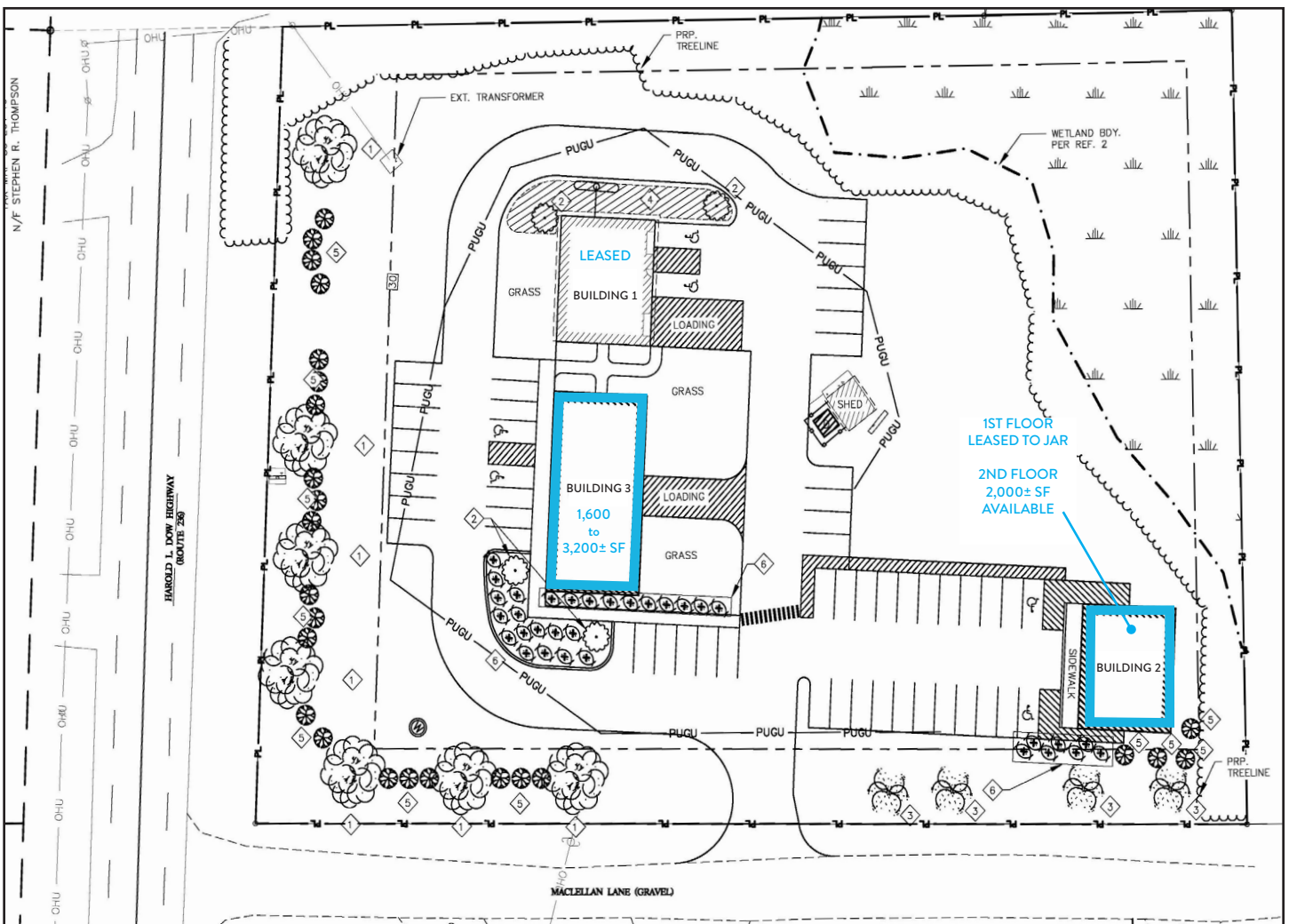
- 2,000± SF second level office or production space
- Warm dark shell with bathroom to be completed by the landlord
- Landlord can provide turnkey buildout
- \$50,000 tenant improved package for qualified tenant long term lease
- Customizable floorplan
- Lease Rate: \$15.00/SF NNN

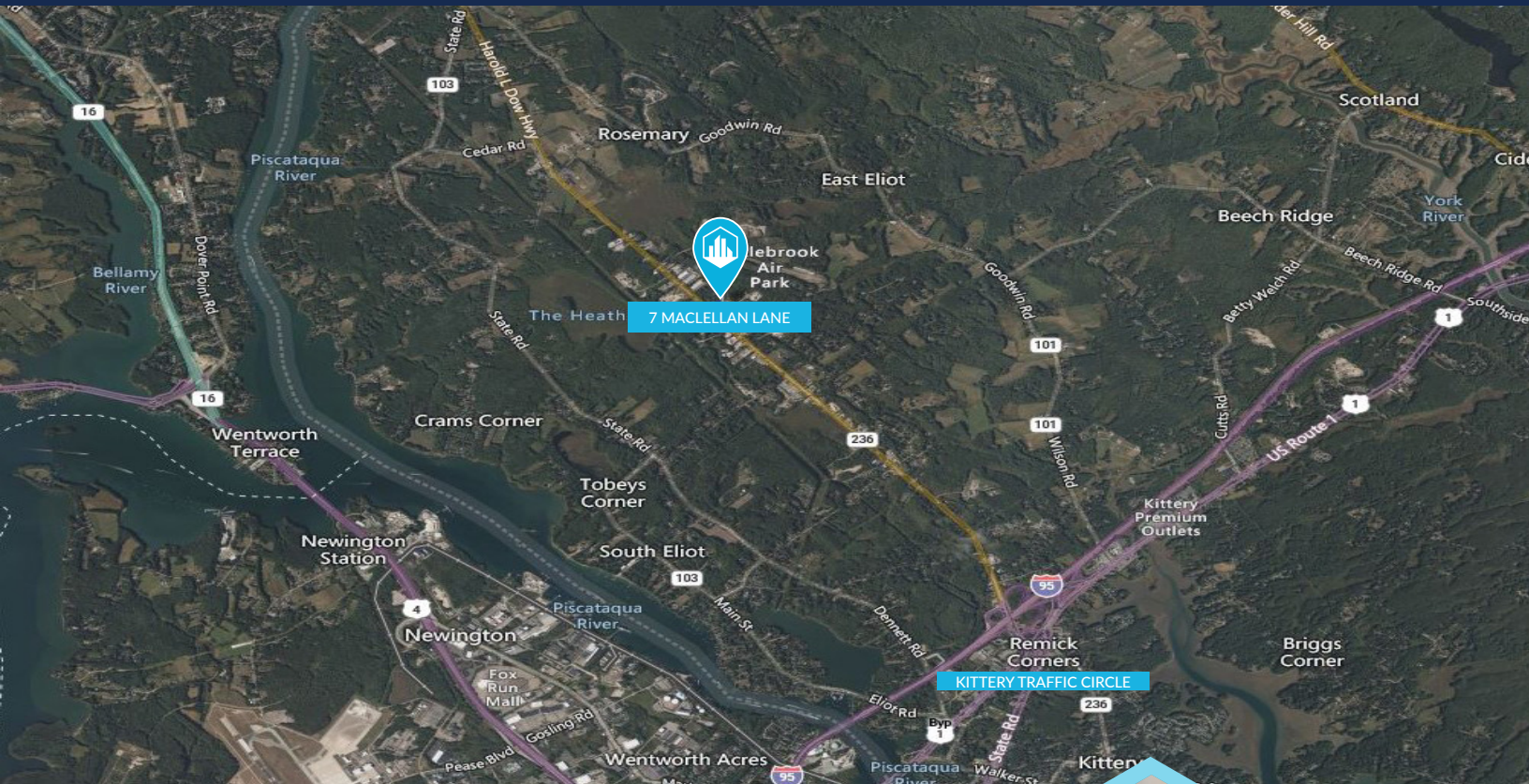
BUILDING 3:

- Build-to-Suit 1,600 - 3,200± SF stand-alone retail/office/flex
- Lease Rate: See Broker for details

PROPERTY DETAILS

LOT SIZE	3.10± Acres
ZONING	C/I - Commercial (No retail sales of cannabis allowed) Approved uses include cannabis manufacturing
NNN EXPENSES	Contact Broker for breakdown
HVAC	Electric; Mini-splits for heating & cooling
WATER/SEWER	Septic; Private Well
PARKING	In common
AVAILABLE	Building 2: 2,000± SF Second Floor Office/Production Space Building 3: 1,600 - 3,200± Build-to-Suit stand-alone retail/office
LEASE RATE	Inquire with Broker for Details on Build-to-Suit \$15.00/SF NNN for Building 2 second floor





AREA INFORMATION

Eliot, a charming town nestled in York County, Maine, holds a rich history that dates back to its settlement in 1623. Once a part of the esteemed Kittery, it now stands proudly as an independent municipality. This picturesque town is situated as the southernmost town in the great state of Maine. Gracefully positioned on the serene banks of the Piscataqua River, it gazes across the waters, mirroring the vibrant towns of Portsmouth and Newington in neighboring New Hampshire.

As of the 2020 census, Eliot proudly sheltered a population of 6,717, attracting residents with its tranquil ambiance and captivating landscapes. Among its notable landmarks, Ambush Rock, Green Acre and The Raitt Homestead Farm Museum.

The town fosters an environment where prosperity and well-being flourish. In 2022, the median household income in Eliot was recorded at an impressive \$93,231, reflecting the town's dedication to economic growth and stability. Furthermore, families in Eliot boasted a median income of \$106,210.

In Eliot, the past harmonizes with the present, creating a tapestry woven with historical significance, natural splendor, and a vibrant community. This idyllic town offers a haven for those seeking a tranquil and fulfilling life, where the echoes of the past reverberate alongside the promise of a prosperous future.



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