

**FLEX /
OFFICE**



FOR LEASE

**39 LIMERICK ROAD
ARUNDEL, ME 04046**

PROPERTY HIGHLIGHTS

- Multi-tenanted, flex/office building just off Route 1 in Arundel's Port-North Professional Center
- Great space for a small business that needs flex as well as office space
- Easy access to I-95
- Just 10 minutes from both Kennebunkport and downtown Biddeford
- Lease rate: \$1,750/month MG



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PROPERTY HIGHLIGHTS

OWNER	39 Limerick Road LLC	STORIES	Two (2)
BOOK/PAGE	19082/62	CONSTRUCTION	Wood frame
ASSESSOR'S REFERENCE	Map 35, Lot 13A	HVAC	Oil-fired heat
BUILDING SIZE	23,300± SF	SPRINKLERS	Yes
AVAILABLE SPACE	2,000± SF - Unit 8	UTILITIES	Municipal water/sewer
ZONING	DBD-1 (Downtown Business District 1)	PARKING	Ample on-site in common with other tenants
LOT SIZE	4.6± Acres	SIGNAGE	Affixed to building
YEAR BUILT	1975	LEASE RATE	Unit 8: \$1,750/mo MG



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INTERIOR PHOTOS



KENNEBUNK



39 LIMERICK RD

ARUNDEL

CONTACT US



JOSEPH ITALIAANDER
Broker
+1 207.553.1730 D
+1 404.933.7844 C
jitaliaander@boulos.com



NATE ROOP
Associate
+1 207.553.1737 D
+1 207.756.3002 C
nroop@boulos.com

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