



FOR LEASE

590 COUNTY ROAD
WESTBROOK, ME 04092



PROPERTY HIGHLIGHTS

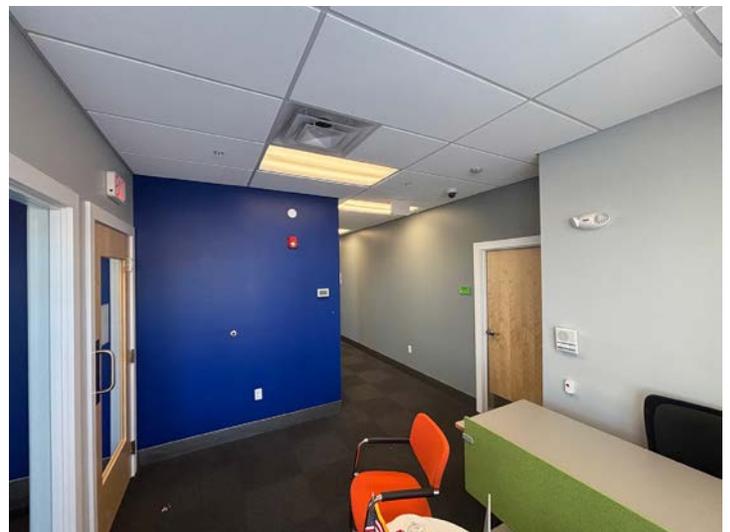
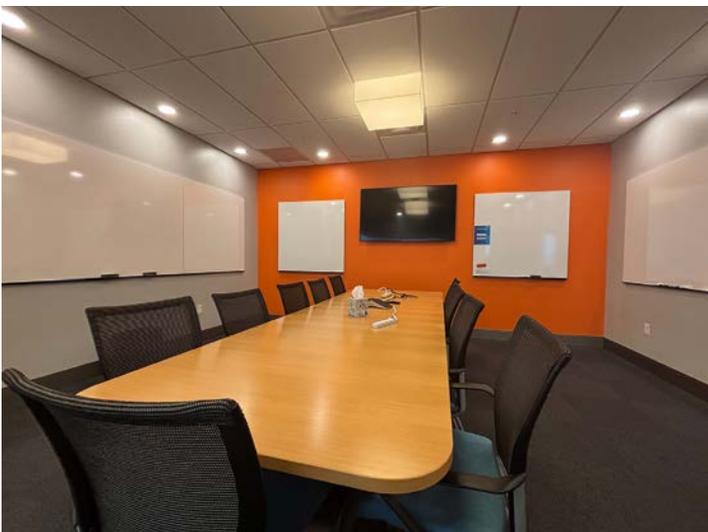
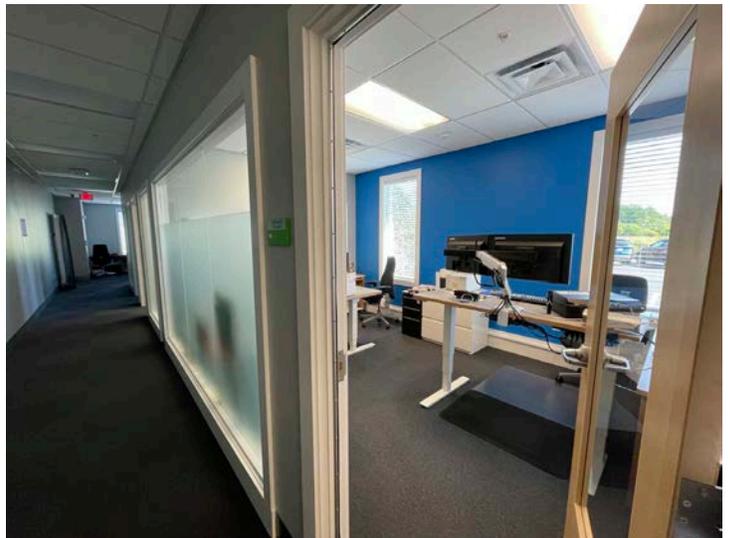
- 4,125± SF flex space available
- Easily accessible from I-95 Exit 46
- 1,800± sf of warehouse and 2,325± sf of Class A office space
- Warehouse features one (1), 10'x12' overhead door.
- Lease Rate: \$14.50/SF NNN

**4,125± SF
FLEX SPACE**

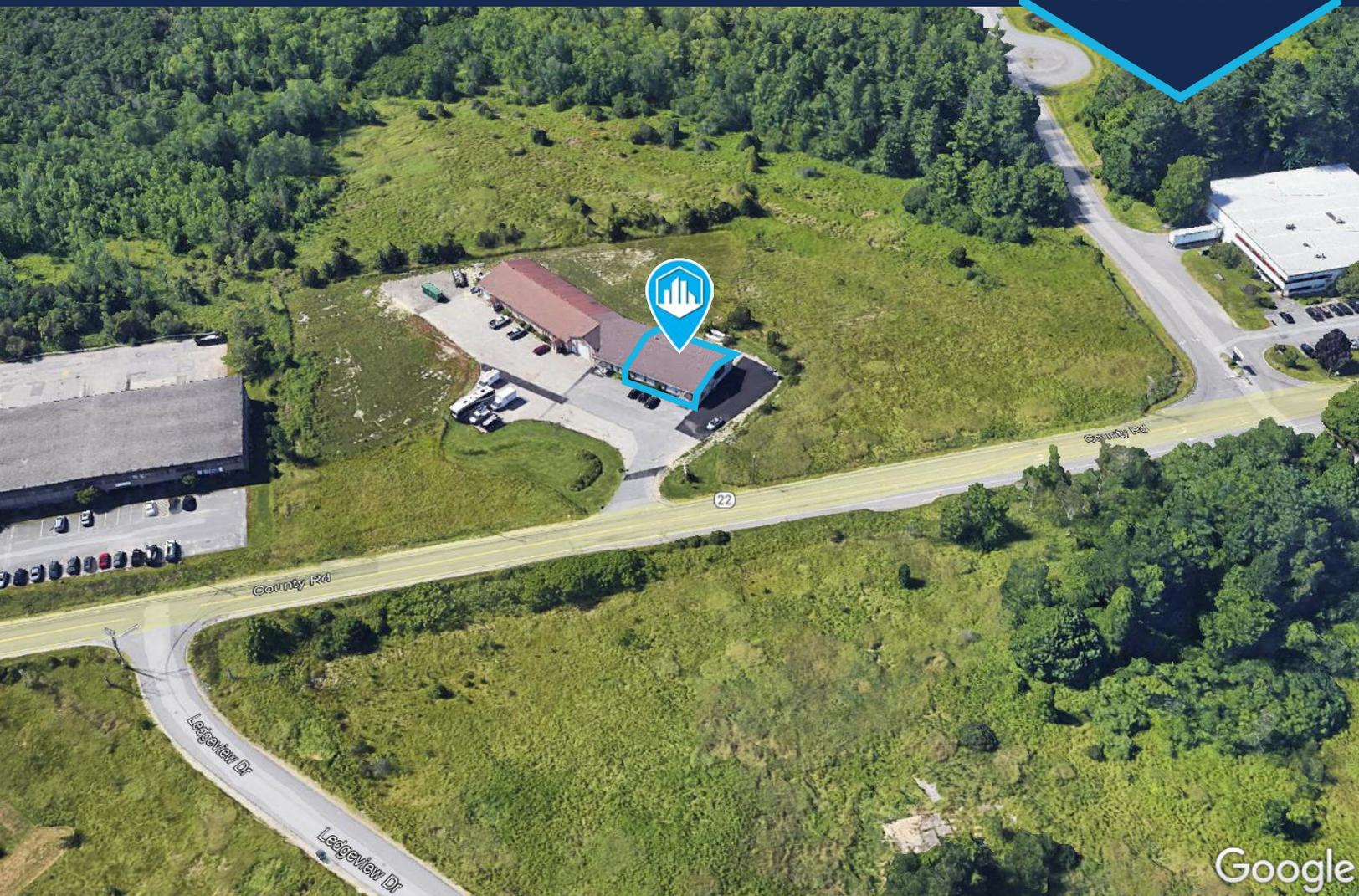
PROPERTY DETAILS

OWNER	CEMA, LLC
ASSESSOR'S REFERENCE	Map 02, Lot 24C
DEED REFERENCE	39364/236
BUILDING SIZE	13,590± SF
YEAR BUILT	1985; renovated 2019
CONSTRUCTION	Steel frame
AVAILABLE SPACE	4,125± SF (Unit 1)
LOT SIZE	3.25± AC
ZONING	IPD - Industrial Park District
LOT FRONTAGE	350' on County Road
TRAFFIC COUNT	11,729± vehicles/day (per MDOT)
UTILITIES	Municipal water/sewer
HVAC	Natural gas
SPRINKLER	Yes, wet system
POWER	200 Amp, 110v
OVERHEAD DOOR	One (1), 10' x 12'
CEILING HEIGHT	14'-0" (12' Clear Height)
PARKING	45± paved, on-site spaces in common with other tenants
DATE AVAILABLE	See broker for details.
LEASE RATE	\$14.50/SF NNN
NNN EXPENSES	\$3.91/SF

INTERIOR PHOTOS



FOR LEASE | INDUSTRIAL/FLEX SPACE
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CONTACT US



JOHN FINEGAN
ASSOCIATE BROKER
207.553.1718 D
207.829.8305 C
JFINEGAN@BOULOS.COM



EMMETT FRUEH
ASSOCIATE
207.553.1739 D
207.749.3127 C
EFRUEH@BOULOS.COM

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