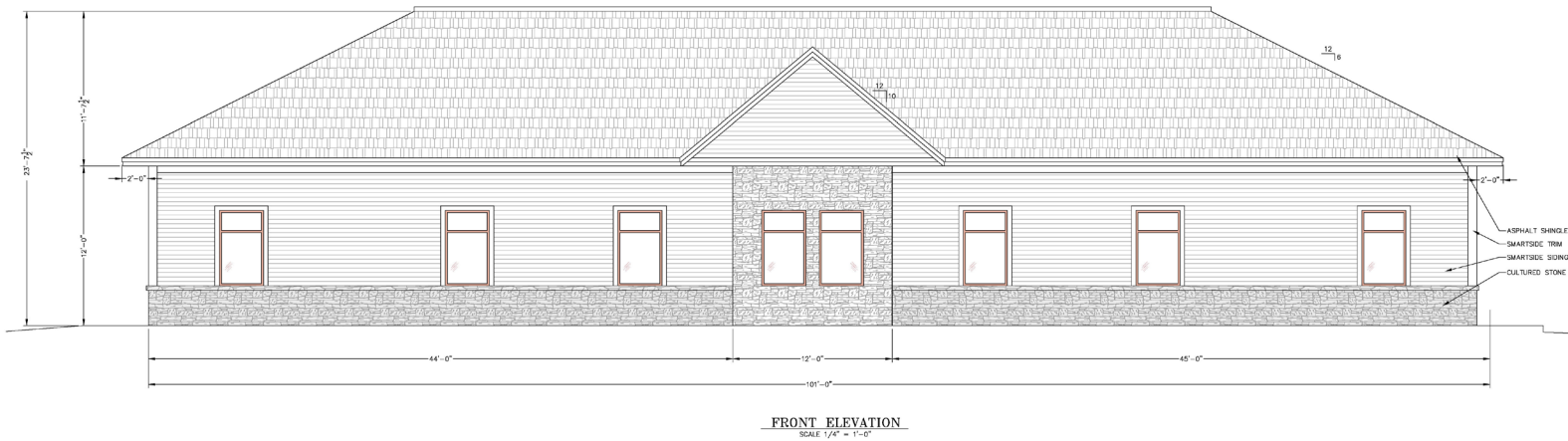
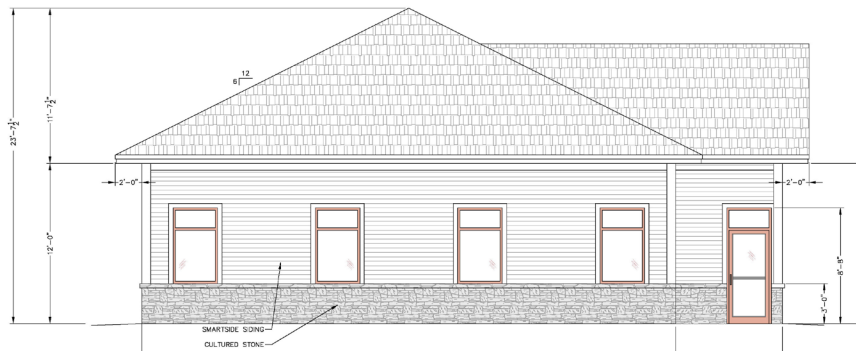


FOR LEASE | BUILD-TO-SUIT OFFICE BUILDING

6 VIOLETTE WAY, MANCHESTER, ME 04351



SIMILAR BUILDING TO BE CONSTRUCTED



PROPERTY HIGHLIGHTS

- 2,500 - 5,000± SF of office/retail building to be designed/constructed.
- Located on busy Western Avenue sharing an entrance with Mulligan's Convenience Store/Mobil and Dunkin Donuts.
- 29± on-site parking spaces
- Traffic Count: 20,937 (AADT 2023)
- Nearby businesses include Rite Aid, Augusta Country Club, J&S Oil, Camden National Bank, Scott 's Recreation, Fielder's Choice, Edward Jones and Manchester Elementary School.

FOR LEASE | BUILD-TO-SUIT OFFICE BUILDING

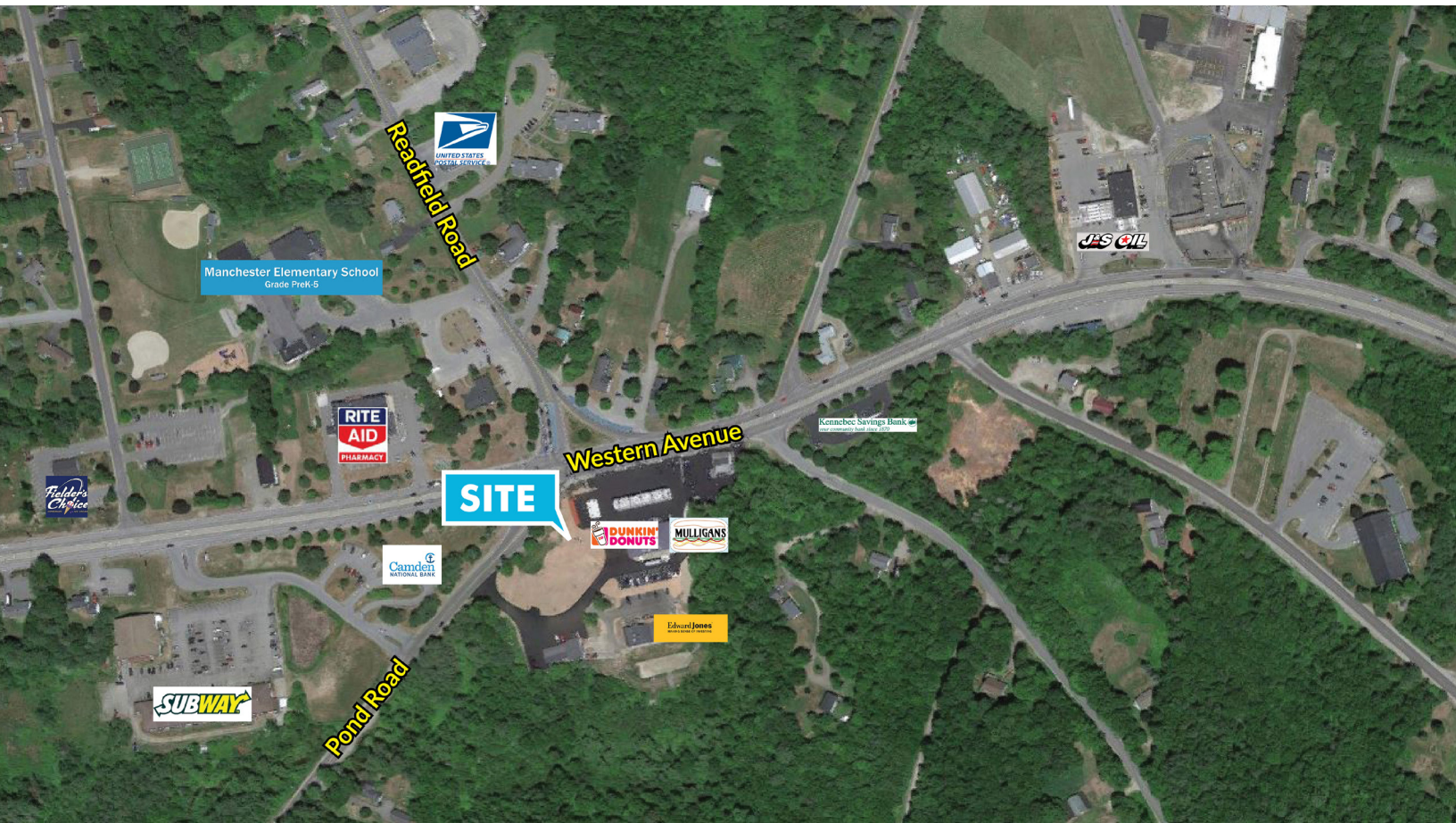
6 VIOLETTE WAY, MANCHESTER, ME 04351



PROPERTY DETAILS

OWNER	Mulligan Rentals, LLC
ASSESSOR'S REF	U18-012
BUILDING SIZE	5,000± SF
LOT SIZE	0.77± Acre
AVAILABLE SPACE	2,500 - 5,000± SF
PARKING	29± on-site spaces

HVAC	Propane-fired
ROOF	Rubber Membrane
UTILITIES	Municipal water & sewer
ZONING	Manchester Village
LEASE RATE	\$18.00/SF NNN
NNN EXPENSES	To Be Determined



CONTACT US



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