



For Lease

Highly Visible Office Space

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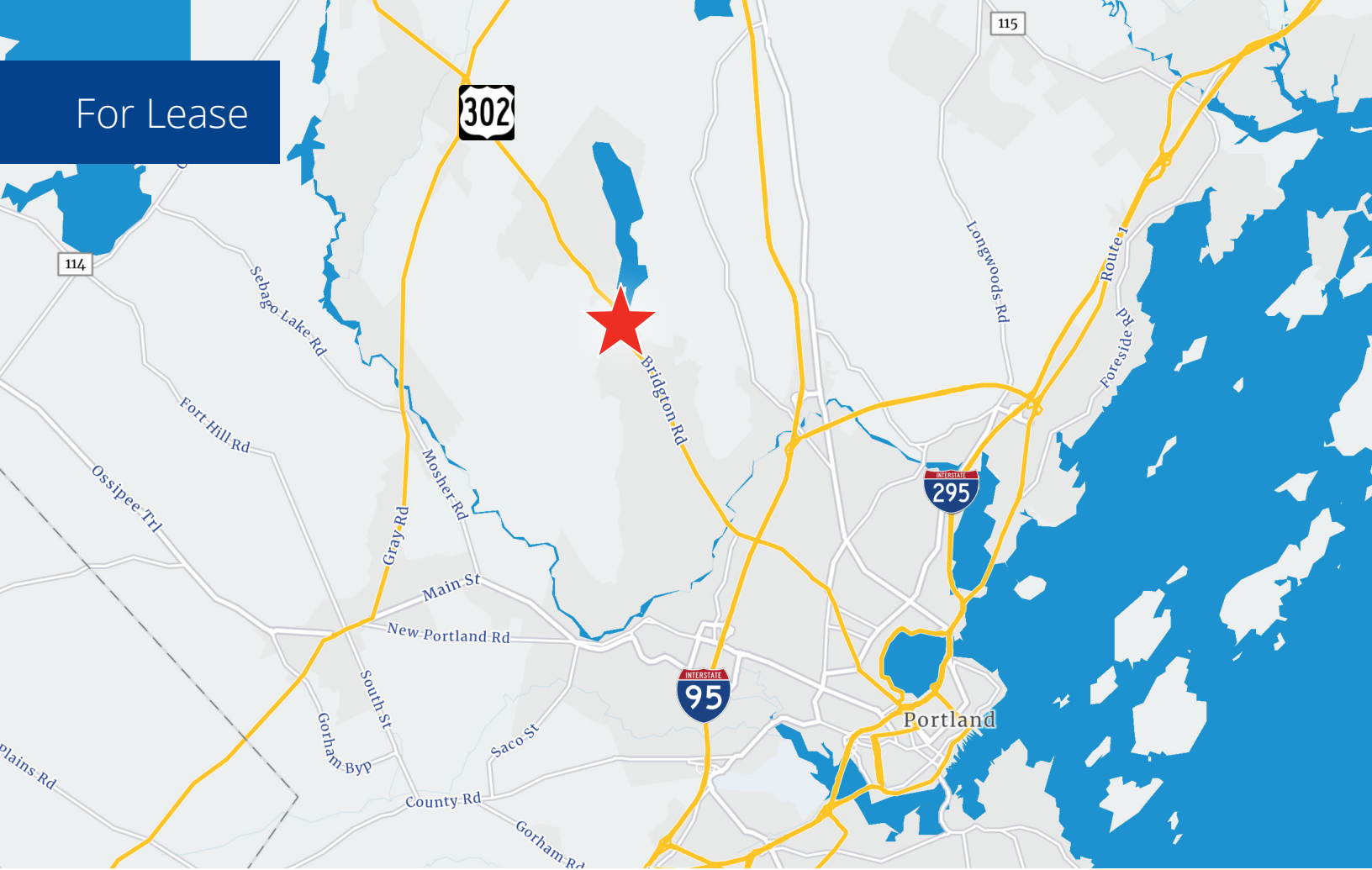
1389 Bridgton Road Westbrook, ME

Property Highlights

- 2,000± to 3,604± SF available for lease in a free-standing 2-story building with excellent exposure on Route 302 in Westbrook, ME
- Features include an ADA bath on the 1st floor, full bath on the 2nd floor, a laundry room, a break room with a full kitchen, reception area, and a large open area
- Ample parking on-site
- Pylon signage opportunity on a busy commuter corridor with 14,710± AADT per MaineDOT
- Easy highway access to/from Exit 48, I-95

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Specifications

Address:	1389 Bridgton Road
Location:	Westbrook, ME 04092
Map/Lot:	023/014
Building Type:	Office
Year Built:	1950
Total Building SF:	4,340±
Available SF:	2,000± to 3,906±
Floors:	2
Acreage:	0.9±
Road Frontage:	260'± on Route 302
2022 Traffic Count:	14,710± AADT
Utilities:	Municipal water & septic Forced air-duc
Zoning:	Commercial
Parking:	15 on-site spaces
Lease Rate:	\$16.00 modified gross



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