

# FOR LEASE



6 MADELYN WAY, ROCKPORT, ME 04841

## PROPERTY HIGHLIGHTS

- Single-story standalone office building for lease. ADA accessible, former medical office space.
- Twenty one (21) parking spaces available and included in the lease.
- High-visibility location for signage along Route 1. Private, wooded surroundings for the building.
- Lease Rate: \$14.00/SF NNN



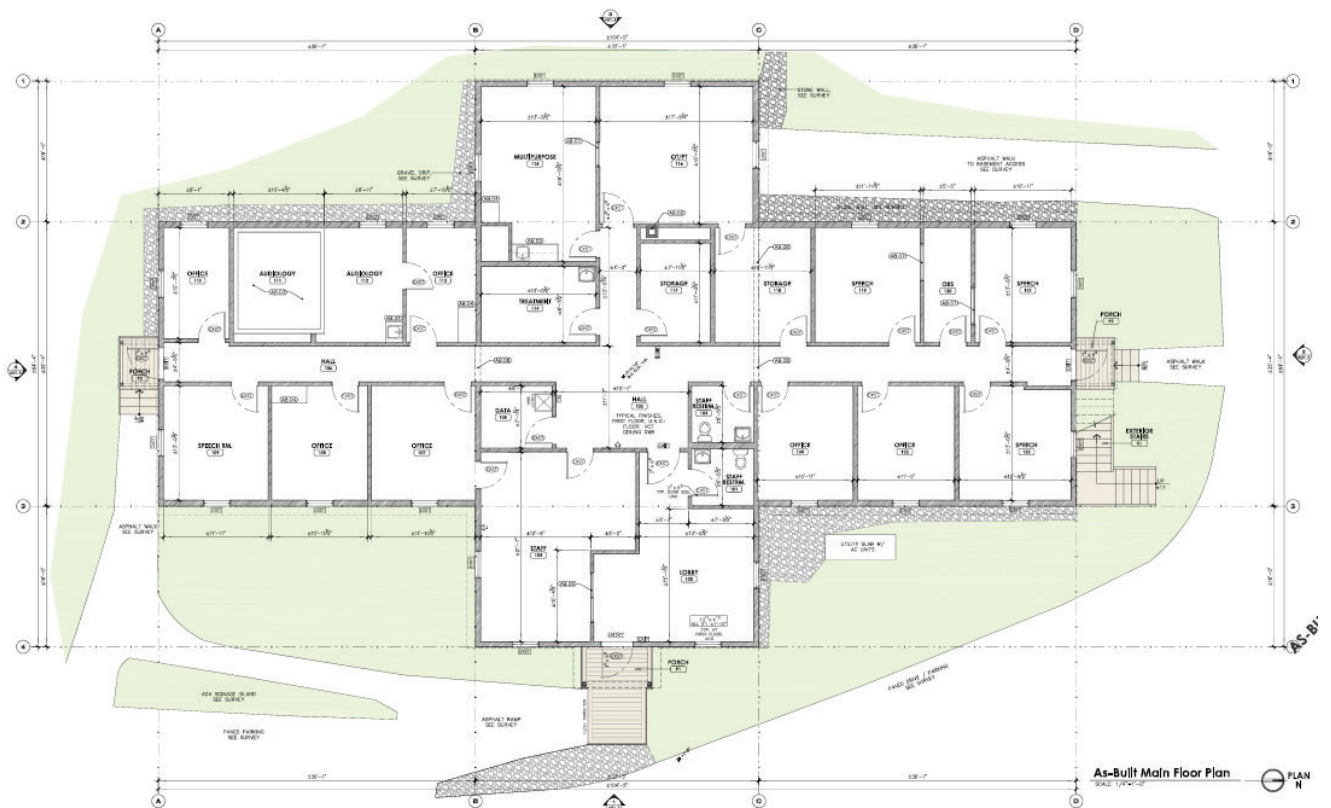


## PROPERTY DETAILS

<b>OWNER OF RECORD</b>	HFTF, LLC
<b>ASSESSOR'S REFERENCE</b>	Map 75, Lot 1
<b>BOOK/PAGE</b>	5764/265
<b>BUILDING SIZE</b>	4,400± SF
<b>LOT SIZE</b>	4.66± Acres
<b>LOT FRONTAGE</b>	150' on Route 1
<b>DATE AVAILABLE</b>	Immediately
<b>YEAR BUILT</b>	2006
<b>RESTROOMS</b>	Private restroom
<b>WATER/SEWER</b>	Private
<b>HVAC</b>	Forced Hot Air, Oil Boiler
<b>PARKING</b>	Up to 26 spots
<b>ZONING</b>	907 - Mixed Business Residential
<b>LEASE RATE</b>	\$14.00/SF NNN
<b>NNN EXPENSES</b>	\$4.00/SF (est.)



FLOOR PLAN







## CONTACT US



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