

FOR LEASE



60 MAIN ROAD NORTH, HAMPDEN, ME 04444

PROPERTY HIGHLIGHTS

- Second floor office space in Hannibal Hamlin Place retail plaza (Pylon signage available).
- Main waiting area or common space plus two large offices. Also includes a private bathroom and a kitchenette.
- Proximity to RSU #22 school system in Bangor's largest bedroom community.
- Located at the intersection of Route 1A and Route 9/202
- Lease Rate: \$1,400/mo Modified Gross



60 MAIN ROAD NORTH HAMPDEN, ME 04444

PROPERTY DETAILS

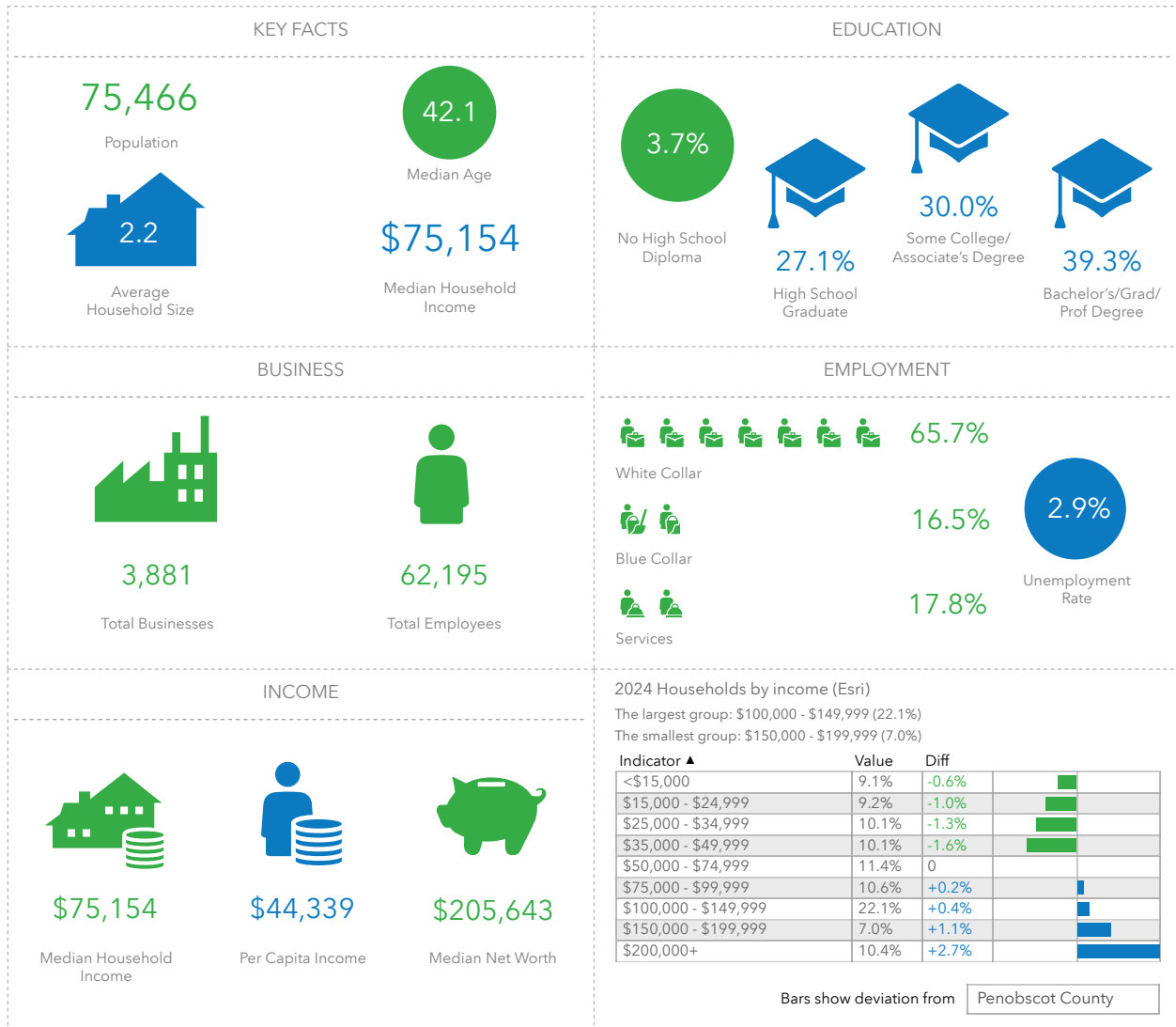
| | |
|-----------------------------|---|
| OWNER/LANDLORD | Coral Reef Realty Trust |
| ASSESSOR'S REFERENCE | Map 36, Lot 17 |
| BOOK & PAGE | 15293,289 |
| BUILDING SIZE | 17,347± SF |
| LOT SIZE | .98± Acres |
| AVAILABLE SPACE | 1,580± SF |
| LOT FRONTAGE | 150' along Route 1A |
| DATE AVAILABLE | Immediately |
| YEAR BUILT | 1988 |
| RESTROOMS | Private |
| WATER/SEWER | Public |
| HVAC | Oil, Baseboards |
| PARKING | ~50 parking spaces |
| ZONING | Town Center |
| LEASE RATE | \$1,400/mo Modified Gross |
| NNN EXPENSES | Tenant pays electric and ~9% of plowing bill |



10-MILE DEMOGRAPHICS

Key Facts

60 Main Rd N, Hampden, Maine, 04444
Ring of 10 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri



CONTACT US



ROY DONNELLY
ASSOCIATE BROKER
+1 207 356 1327 C
RDONNELLY@BOULOS.COM

©2024 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.