

# FOR LEASE

## Office/Retail Space

1,200 SF | \$3,400/mo. MG



## 1040 Center Street, Auburn

### Property Highlights

- 600 SF office with 600 SF bay
- Highly visible corner lot
- Traffic counts of 12,290 vehicles/day



### Property Description

We are pleased to offer this 1,200± SF mixed-use office/retail building for lease at 1040 Center Street in Auburn. This highly visible corner lot has excellent traffic counts and a large parking lot. Previously used by Enterprise Rent-A-Car.

#### Broker Contact

Chris Craig  
Broker

207.773.7100  
chrisraig@dunhamgroup.com



## Property Overview

Owner	Kathleen Raubeson
Lot Size	0.26± acres
Building Size	1,200± SF
Space Breakdown	600 SF office, 600 SF bay
Zoning	GB - General Business
Year Built	1978
Construction	Woodframe
Roof	Asphalt shingle
Flooring	Carpet/concrete
Utilities	Public
HVAC	Propane-fired unit heater in bay, central HVAC in office
Electrical	110
Lighting	Fluorescent fixtures
Sprinkler System	No
Bathrooms	One
Floor Drains	In bay with separator
Parking	Abundant
Traffic Counts	12,290± vehicles/day

**FOR LEASE : \$3,400/MONTH MG**  
**(Includes taxes, tenant pays all other expenses)**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.