

# FOR LEASE

## Industrial/Showroom/Office

1,200± SF | \$10.00/SF NNN



## 1102 Bridgton Road, Westbrook

### Property Highlights

- *Convenient location with strong traffic counts*
- *Ideal for industrial, office, or showroom use*
- *Ample parking and functional layout*
- *Signage on Route 302*

### Property Description

We are pleased to offer one remaining space for lease at 1102 Bridgton Road, Westbrook. The suite is a 1,200± SF garage space with three overhead doors. This well-positioned building is perfect for businesses seeking flexibility and visibility. Situated on high-traffic Route 302, the property ensures excellent exposure and easy access for customers and clients. Join a community of contractors, and benefit from shared resources. Forklift, shared dumpster, other heavy equipment, etc.



Joe Atwood | [joe@dunhamgroup.com](mailto:joe@dunhamgroup.com)

Tom Moulton, CCIM, SIOR | [tmoulton@dunhamgroup.com](mailto:tmoulton@dunhamgroup.com)

207.773.7100 | [www.dunhamgroup.com](http://www.dunhamgroup.com)

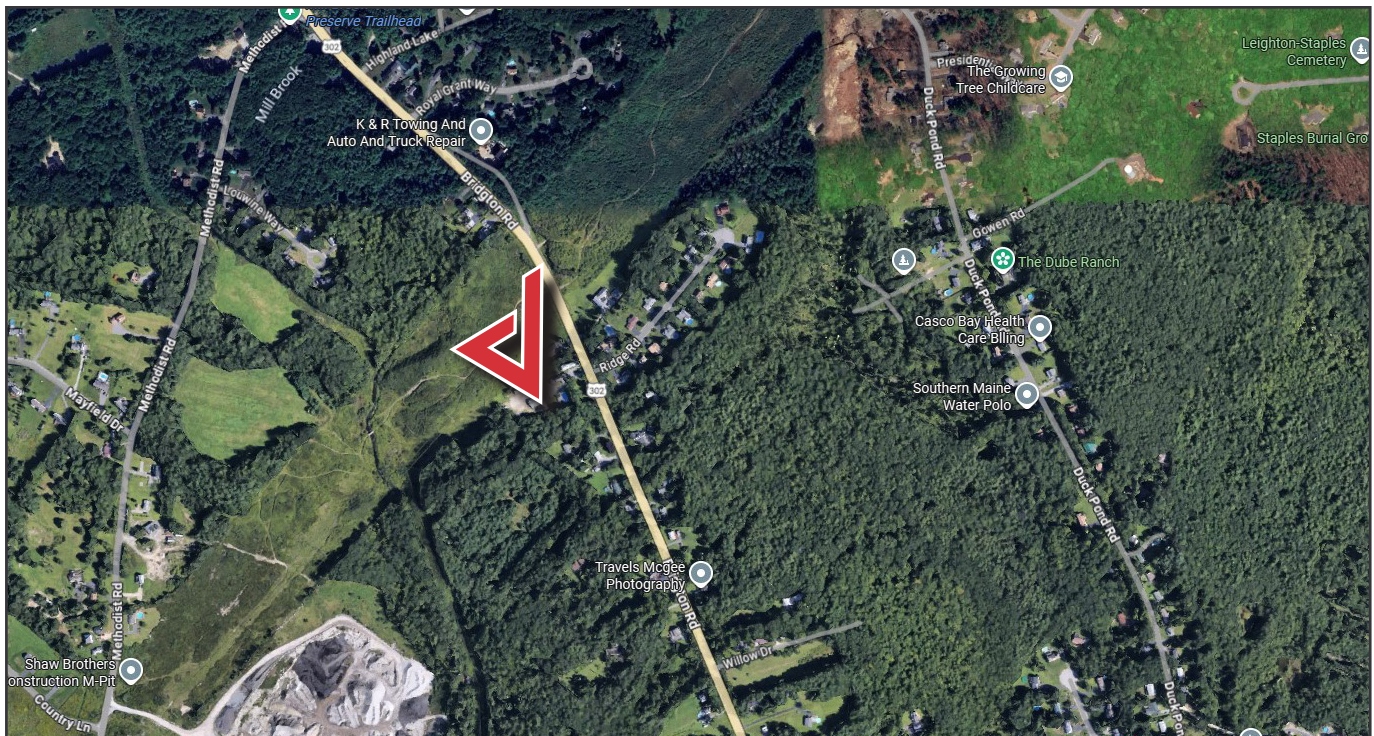




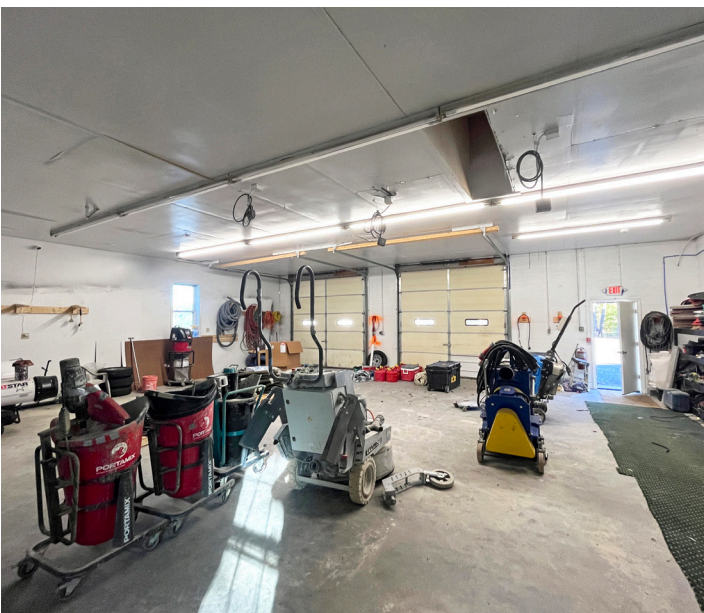
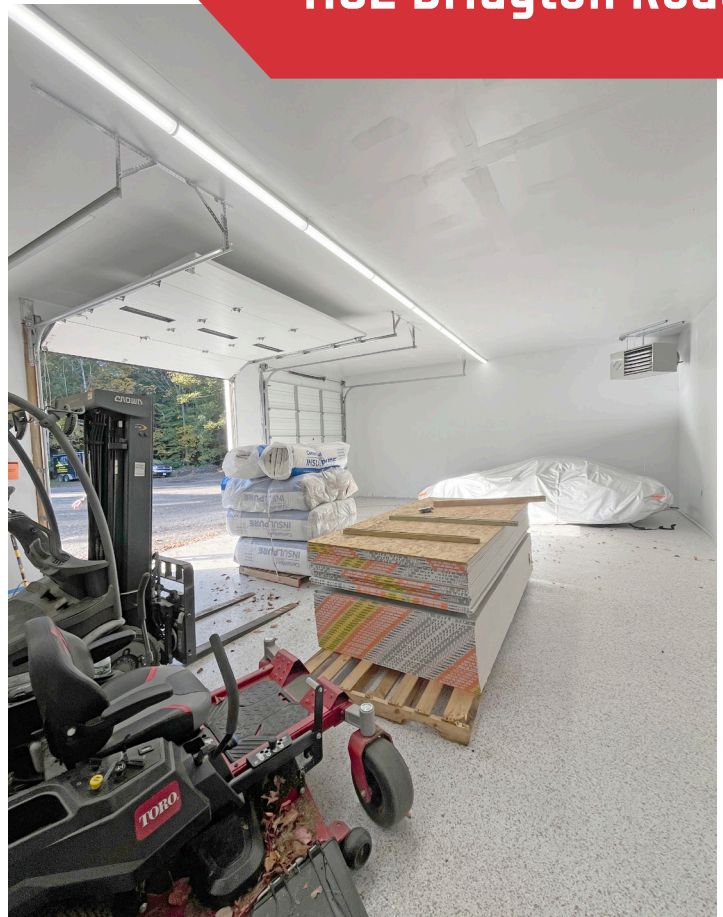
## Property Overview

Owner	CNR, LLC
Assessor's Reference	Map 20, Lot 24
Building Size	7,400± SF - 4 Units
Available Space	<p><del>Unit 1: 2,000± SF office/showroom, with an attached 1,600± SF garage/warehouse space with two (2) 11' overhead doors. LEASED</del></p> <p>Unit 2: 1,200± SF garage space with two (2) 11' overhead doors and one (1) 9' overhead door</p> <p><del>Unit 3: 1,300± SF garage with two (2) 11' overhead doors and one (1) 9' overhead door with 600± SF of cold storage with one (1) 9' overhead door. LEASED</del></p> <p><del>Unit 4: 700± SF of garage space with two (2) 11' overhead doors. LEASED</del></p>
Zoning	Highway Commercial 1
Utilities	Public water and sewer
Signage	Pylon, situated on Route 302
Parking	20 parking spaces

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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.



**HIGHWAY COMMERCIAL 1**

The purpose of this district is to create a mixed-use corridor along Route 302 to support a mixture of residential uses, limited commercial and industrial activity.

**A. Permitted Uses**

- Accessory Use
- Automobile Repair
- Banks Classes 1 and 2
- Business Office
- Dwelling, Single-Family
- Dwelling, Two-Family
- Dwelling, Multifamily
- Extended Care Facility, provided that the development is served by both public water and public sewer
- Home Occupation
- Light Manufacturing
- Medical Office
- Municipal Facility
- Retail Classes 1, 2 and 3 (footprint limited to 20,000 square feet)
- Service Business
- Solar Energy System, ACSES
- Solar Energy System, RSES
- Utilities

**B. Conditional uses. The following uses are permitted as a conditional use, subject to the requirements of Article IV:**

- Child-Care Center
- Church
- Club or Lodge
- Community Center
- Congregate Care Facility
- Day-Care Center
- Home Day-Care Provider
- Theater