### For Lease Office Building 4,000 - 13,417± SF | \$12.00/SF NNN

# 150 Whitten Road Augusta, Maine

### **Property Highlights**

11-

- Great signage potential
- Easily accessible from Maine Turnpike/I-95 Exit 109
- Subdividable down to 4,000± SF

### **Property Description**

We are pleased offer for lease an attractive, single-story office building with great signage potential visible from the Maine Turnpike/I-95 located at 150 Whitten Road in Augusta. The Property is easily accessible from I-95 Exit 109. The building can be subdivided down to 4,000± SF.



-

#### **Broker Contact**

Frank O'Connor, CCIM, SIOR 207.773.7100 foconnor@dunhamgroup.com www.dunhamgroup.com

10 Dana Street, Suite 400 Portland, ME 04101 207.773.7100 dunhamgroup.com

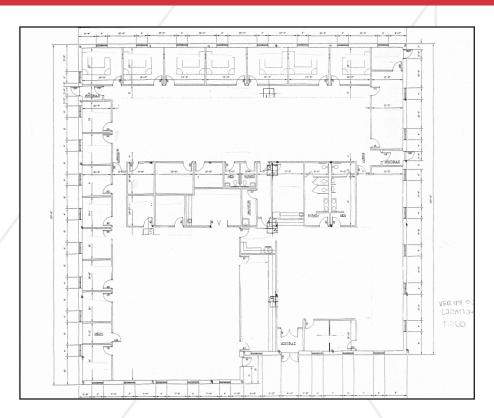


## 150 Whitten Road

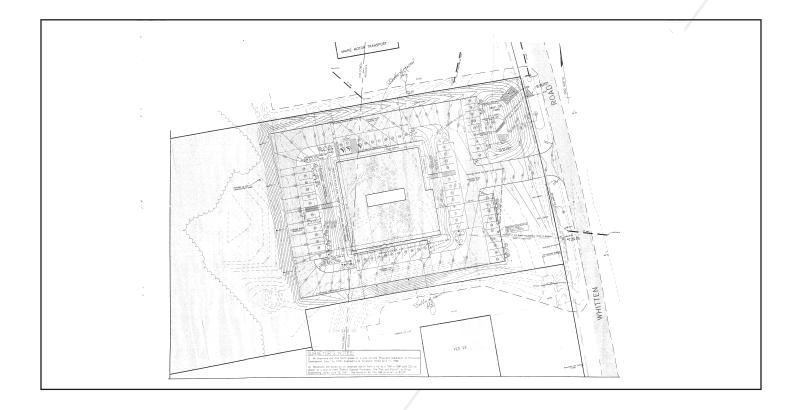
### **Property Overview**

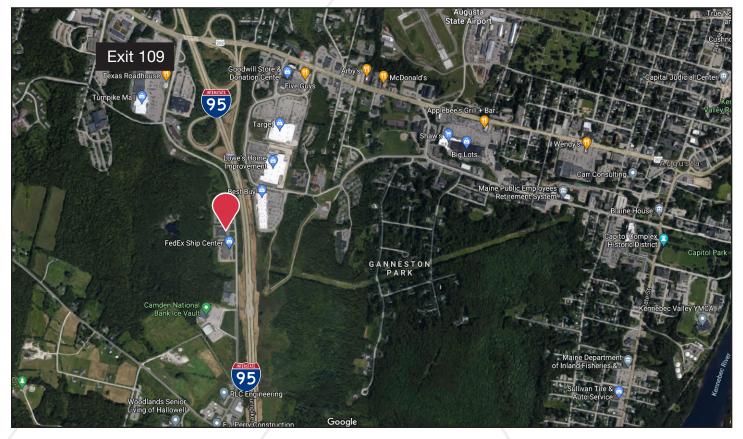
Owner	Rockwood Development Corp.
Building Size	13,417± SF
Lot Size	1.43± acres
Available Space	4,000 - 13,417± SF
Number of Floors	One (1)
Zoning	CC
Year Built	2000
Building Construction	Masonry
Roof	Flat/rolled composite
Siding	Brick
Flooring	Carpet
Utilities	Public water, sewer, fuel, and propane
HVAC	Gas-fired forced hot air/Central air
Bathrooms	Four (4) multi-stall
Accessibility	Easy access from Maine Turnpike/I-95
Road Frontage	251'±

#### FOR LEASE : \$12.00/SF NNN Estimated NNN's : \$6.39/SF - Includes Heat & Electric



## 150 Whitten Road





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.