

# 236 Gannett Drive, South Portland

### **Property Highlights**

- Conveniently located in Cummings Road Business Park
- 4.5 parking spaces per 1,000 SF of rentable area
- Fenced Exterior Play Area
- 2± miles from Maine Mall area, Maine Turnpike/I-95, and I-295



### **Property Description**

We are pleased to offer for lease this single tenant, well-maintained suburban office and flex building in Cummings Road Business Park. The property is highly accessible from both the Maine Turnpike/I-95 and I-295 and offers a fenced exterior - a great addition for daycares.



#### **Broker Contact**

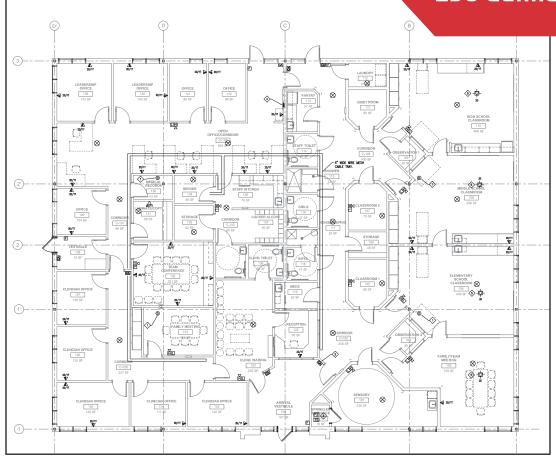
Sam LeGeyt sam@dunhamgroup.com 207.773.7100

### **Property Overview**

SubLandlordMaine Behavioral HealthBuilding Size8,000± SFLot Size2.6± acresAssessor's ReferenceMap 85, lot 13Available Space8,000± SFZoningIL - Light IndustrialYear Built1998Building ConstructionConcrete BlockRoofRubber membraneUtilitiesMunicipal water and sewerHVACGas-fired hot air, Central ACLightingLED fixturesSprinkler SystemYes - wet systemBathroomsFour (4)Parking36± spaces		
Lot Size 2.6± acres  Assessor's Reference Map 85, lot 13  Available Space 8,000± SF  Zoning IL - Light Industrial  Year Built 1998  Building Construction Concrete Block  Roof Rubber membrane  Utilities Municipal water and sewer  HVAC Gas-fired hot air, Central AC  Lighting LED fixtures  Sprinkler System Yes - wet system  Bathrooms Four (4)	SubLandlord	Maine Behavioral Health
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Parking 36± spaces	Bathrooms	Four (4)
	Parking	36± spaces

FOR LEASE: \$13.00/SF NNN

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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.