

For Lease
Mixed-Use
4,060± SF | \$8.75/SF NNN



4 Delta Drive, Unit 3

Westbrook, Maine

Property Highlights

- 1/10± mile from Exit 48 Maine Turnpike/I-95
- Large open area for storage or meetings
- Ample, on-site parking
- Excellent signage potential



Property Description

We are pleased to offer 4,060± SF of mixed-use office/flex space for lease at 4 Delta Drive in Westbrook. The property is located in the Delta Drive Business Park just off of Larrabee Road and the Maine Turnpike/I-95 Exit 48. The leased premises is currently a mix of office and open space.

Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen, Esq.

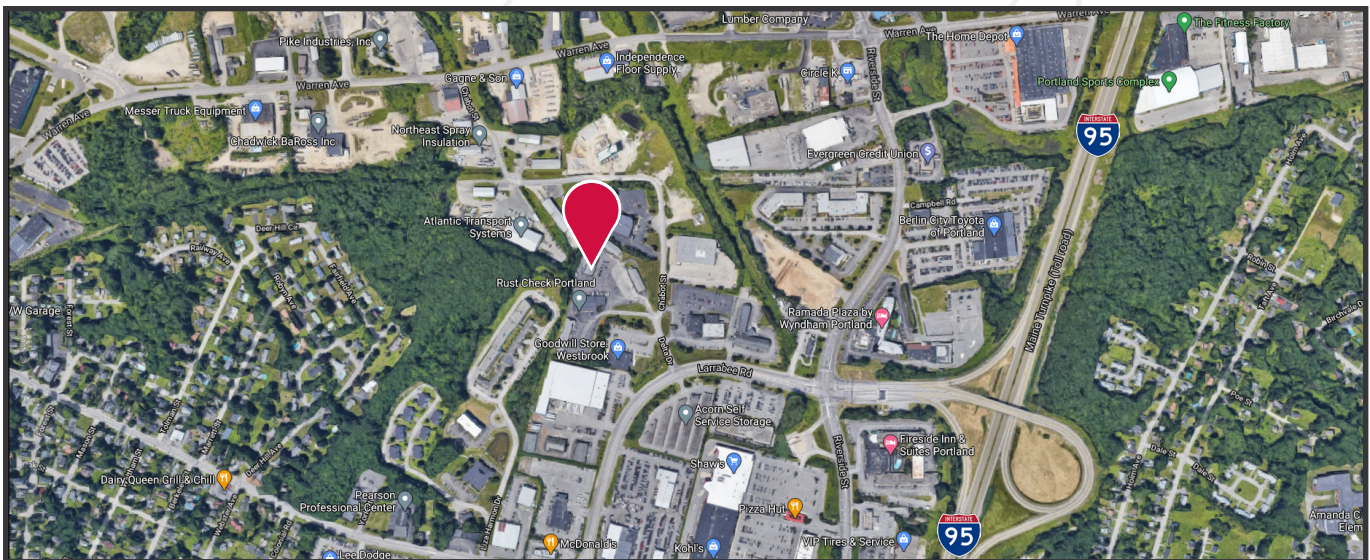
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Property Overview

Available Space	4,060± SF
Building Size	5,980± SF
Assessor's Reference	Map 47, Block 3, Lot 4
Zoning	Gateway Commercial - multiple commercial uses permitted
Year Built	1983
Construction	Concrete / cinder block
Siding	Concrete block
HVAC	Gas-fired, forced hot air / central AC
Utilities	Public water & sewer, electricity, telephone, and cable
Restrooms	Two (2) restrooms
Parking	On-site
Layout	<ul style="list-style-type: none"> - Kitchenette - Two (2) restrooms - Two (2) Office - Two (2) open areas - Two (2) storage closets

FOR LEASE : \$8.75/SF NNN
Estimated NNNs : \$2.25/SF



4 Delta Drive

