

For Lease
Retail Building

23,748± SF



Waterville Commons

40 Waterville Commons Drive
Waterville, ME 04091

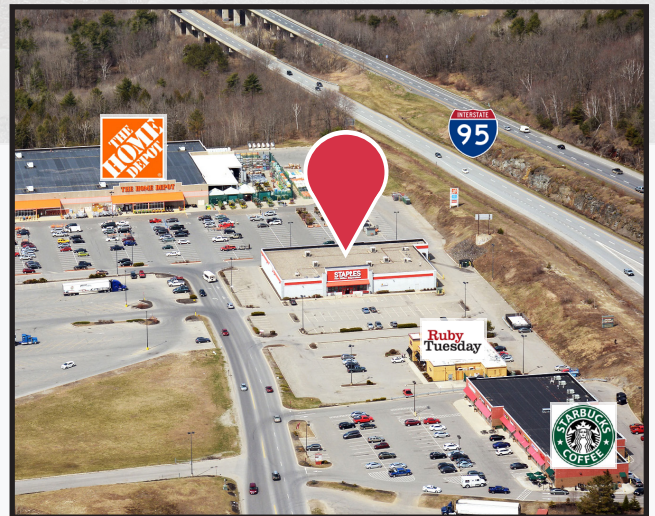
Property Highlights

- Prime Waterville Commons location
- Excellent visibility
- Easily accessible just off I-95
- Subdividable
- The property can be used for retail, office and warehouse uses

Property Description

We are pleased to offer the Staples building at 40 Waterville Commons Drive for lease. The property is a 23,942 SF freestanding multi-use building located within The Shops at Waterville Commons.

Waterville Commons is strategically located at the intersection of Interstate 95 and Main Street (SR104), boasting excellent visibility and easy accessibility. The site benefits from the synergy of its strong retail co-tenancy provided by Walmart Supercenter, Home Depot, Ruby Tuesday, and Starbucks.



Broker Contact

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Property Overview

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|----------------------|---|
| Property Type | Retail Shopping Center |
| Assessor's Reference | Map U21, Lot 3B |
| Building Size | 23,748± SF (subdividable) |
| Lot Size | 2.36± acres |
| Zoning | Mixed-Use Commercial |
| Year Built | 2002 |
| Construction | Steel frame, masonry |
| HVAC | Natural gas forced hot air, Central A/C |
| Utilities | Municipal sewer and water |
| Handicapped Access | Yes |
| Anchor Tenants | Walmart Supercenter and Home Depot |
| Traffic Count | 18,000 vehicles per day |

\$12.00 - \$30.00/SF NNN (based on size requirement)



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.