

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

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 retail 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

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.