

FOR LEASE

Storage/Flex

5,000± SF | \$7.00/SF NNN



411 US Route One, Falmouth

Property Highlights

- *Excellent location with immediate access to I-95/I-295*
- *Lower level flex space with OHD access*
- *Perfect for contractors or those in need of dry storage space*

Property Description

We are pleased to offer 5,000± SF of storage/flex space for lease in the lower level of 411 US Route One in Falmouth, Maine. The location offers easy access to both I-295 and the Falmouth spur of the Maine Turnpike. The space is ideal for storage, studio, or contractor space.



Broker Contact

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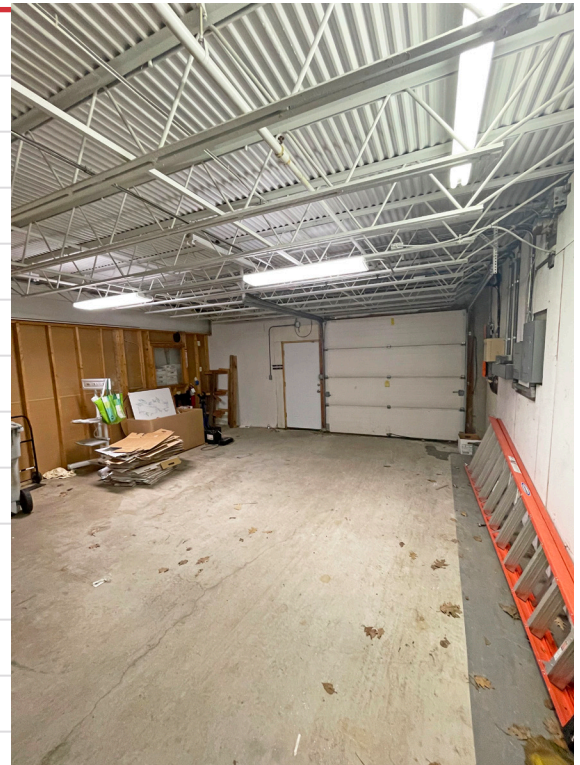
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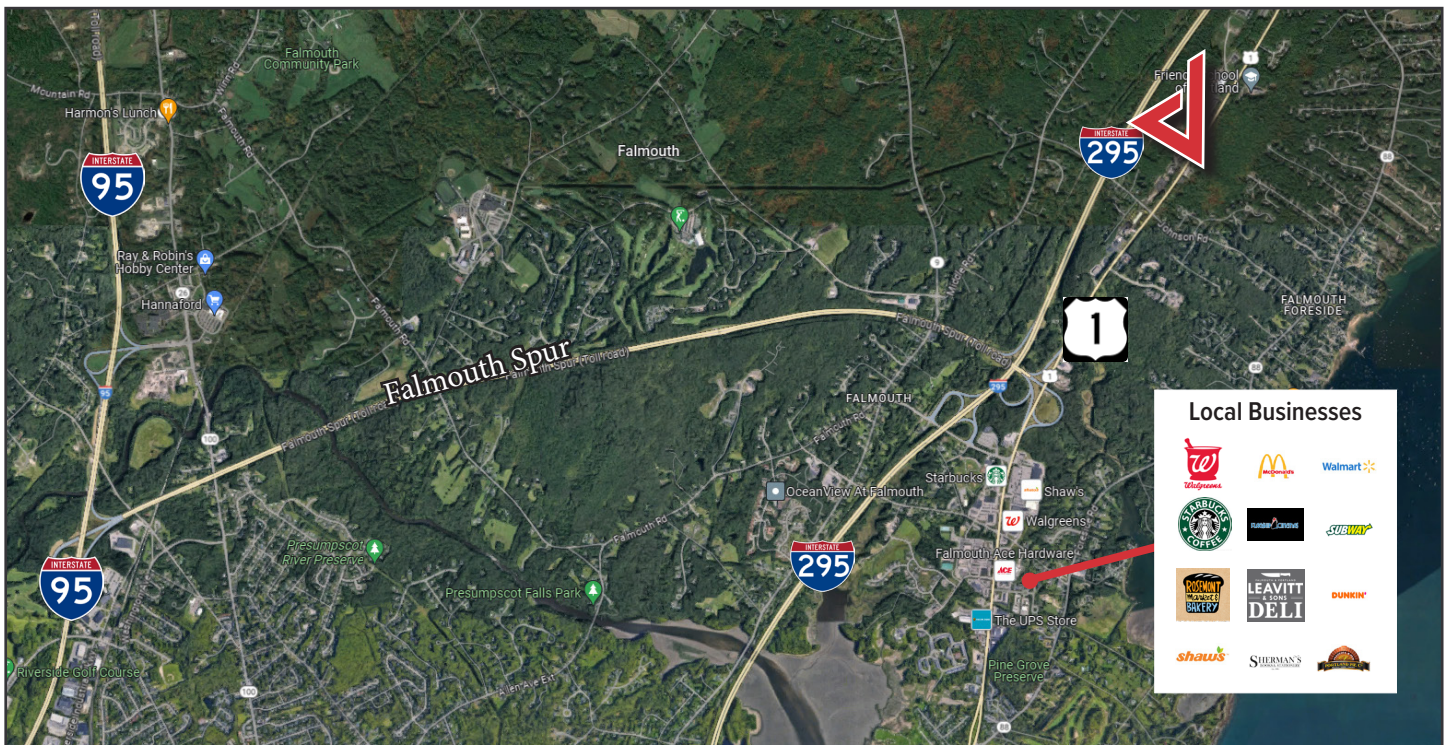


Property Overview

Owner	411 Route 1 Falmouth, LLC
Building Size	13,460± SF
Available Space	5,000± SF - Lower Level
Assessor's Reference	Map U611, Lot 22
Zoning	BP - Business and Professional
Year Built	1989
Construction	Brick/masonry
Utilities	Public water/sewer
HVAC	4 suspended Modine HW heaters with blowers
Electrical	5 meters: 120/240 VAC - 400 amps - 3 wire - single phase
Lighting	Fluorescent/incandescent
OHDs	8'x8' overhead door
Parking	Limited, 2-3 spaces



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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.