

FOR LEASE

Office/Retail Space

4,854± SF | \$15.00/SF NNN



457 US Route One, Freeport

Property Highlights

- *Direct access to I-295*
- *Great visibility & signage*
- *7,652± cars/day (AADT)*
- *200± feet of road frontage*



Property Description

We are pleased to offer 457 US Rt. 1 for lease. Formerly the home of MBLA Architects, the space lays out well for both office, retail or flex type tenants. Located along Route One in Freeport, the building benefits from great visibility, easy access to I-295 and abundant on-site parking. The building is subdividable in half and includes 1,618± SF of heated lower-level space with access via an overhead door.

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Property Overview

Owner	The Gretna Group, LLC
Building Size	6,736± SF
Available Space	1st Floor: 3,236± SF Basement: 1,618± SF
Assessor's Reference	Map 23, Lot 62
Building Age	1996
Building Construction	Wood framed
Roof	Pitched, asphalt
Utilities	Public water and sewer
Electric	200 amp, circuit breakers
HVAC	Natural Gas, FHA
Sprinkler System	No
Bathrooms	Two (2)
Parking	25± spaces, on-site

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457 US Route One



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.