

FOR LEASE

Office/Flex Warehouse

5,640± SF | \$10.00/SF NNN



782 Alfred Road, Arundel

Property Highlights

- 2 miles to I-95
- Excellent visibility on Route 111
- Three (3) OHD's
- Security system in place
- Ability to expand up to 5,000± additional SF



Property Description

The Dunham Group is pleased to announce for lease, 782 Alfred Road, the previous home of SERVPRO Biddeford-Saco. This office/warehouse mixed use building is perfect for any contractor or trade or any office user with a storage need, all less than 5 minutes to I-95 exit 31.

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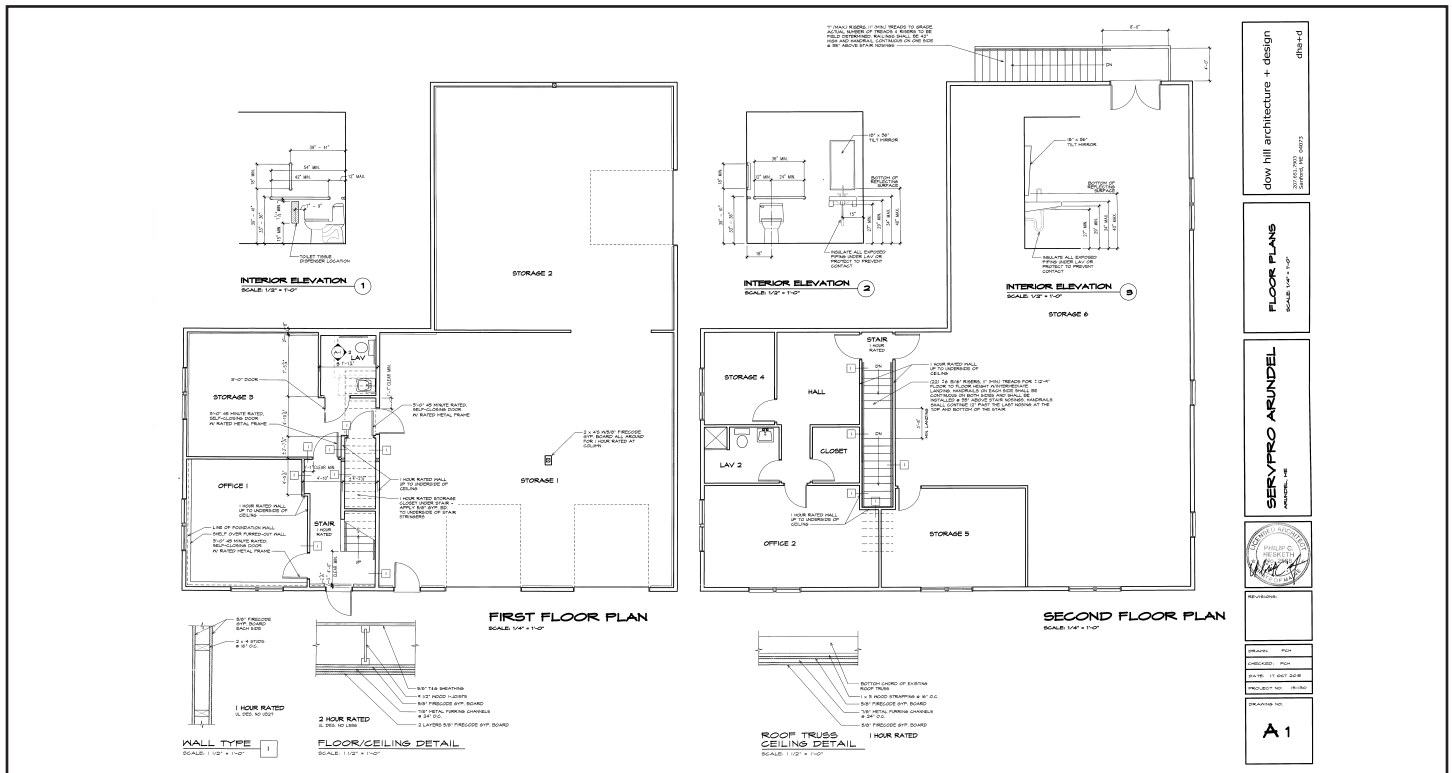
Property Overview

| | |
|-----------------------|--|
| Available Space | 5,640± SF |
| Assessor's Reference | Map 4, Lot 32 |
| Zoning | Alfred Road District (ARD) |
| Year Built | 2016 |
| Building Construction | Wood Framed |
| Space Breakdown | 2,052± SF Warehouse 3,568± SF Office |
| OHD's | Three (3) 8' W x 10' W |
| Flooring | Concrete and carpet |
| Heat | 1st Floor radiant floor heating, 2nd Floor FHW, Both propane fired |
| Utilities | Private water and sewer |
| Electrical | Single Phase, 220 outlets available |
| Bathroom(s) | 1.5 with stand up shower |
| Parking | Ample, on-site |

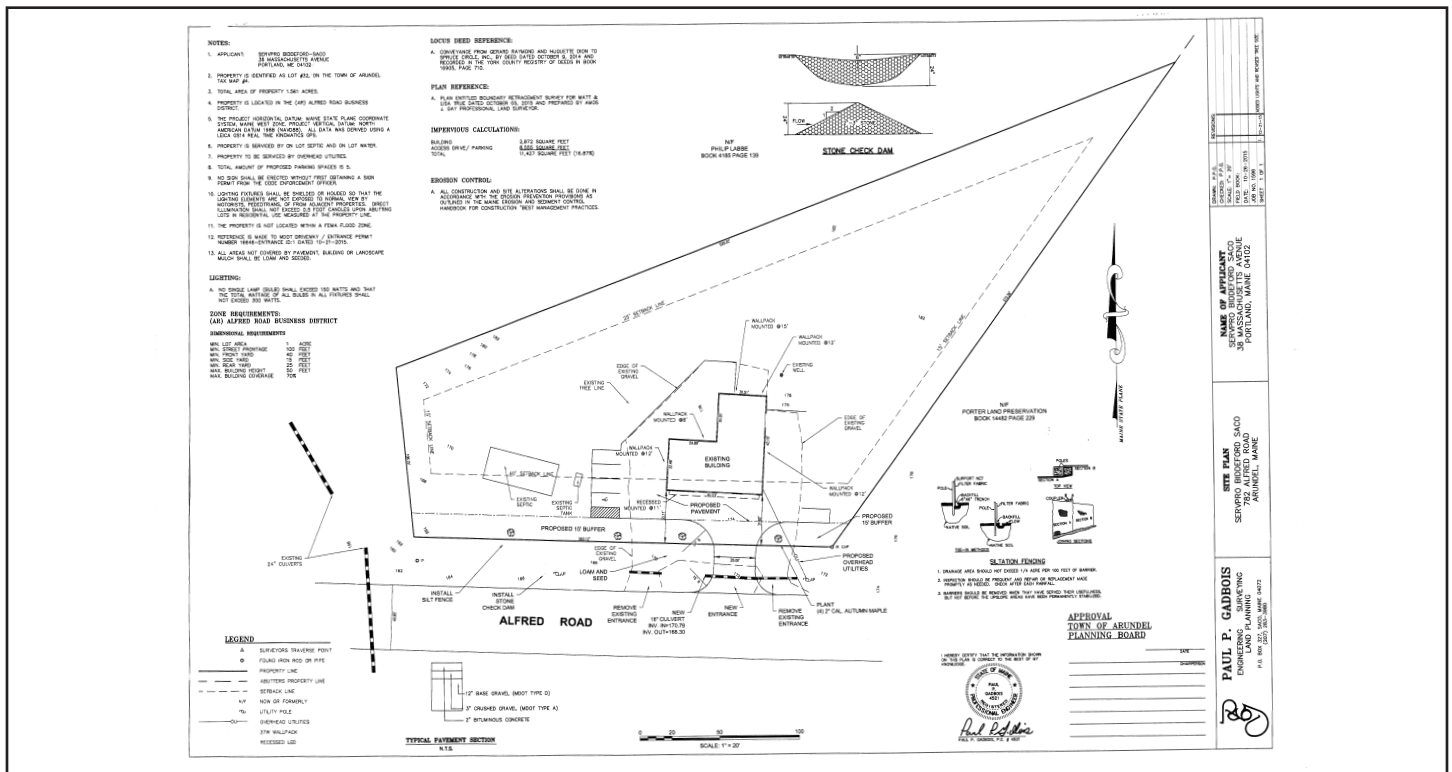
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Floor Plan



Site Plan



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.