

FLEX BUILDING FOR LEASE

Intersection of Armory Road & Main Street
20 Industrial Way - Waterville, Maine



FOR LEASE

\$4.00/SF NNN

9,000 - 39,000 SF available at this block building with 7± acres of land available. Excellent location in the heart of Waterville's best retail area. Local retailers include Hannaford, Walmart Superstore, JC Penny and Home Depot. Good visibility from and excellent access to I-95. The building is suitable for many uses, including retail, office and warehouse. 7± acres of land facilitate tons of parking. Building also features loading docks, drive-in doors, 14' - 16' ceiling heights and overhead cranes. Subdividable.



SUBJECT PROPERTY

NA The Dunham Group

Commercial Real Estate Services, Worldwide.

CONTACT INFORMATION

CHARLIE CRAIG

207.773.7100

charlescraig@dunham-group.com

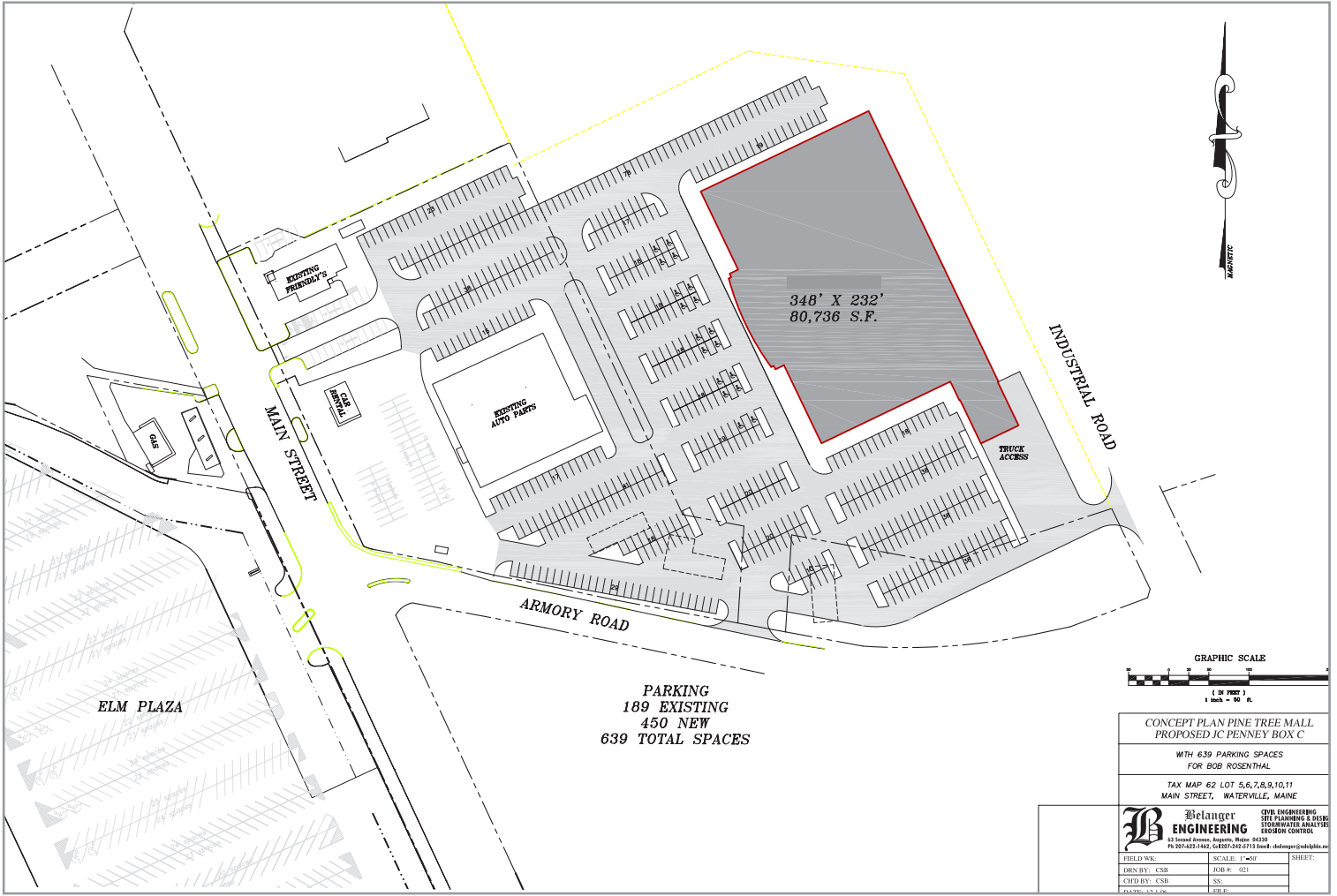
www.dunham-group.com

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.

BUILDING LAYOUT



SAMPLE REDEVELOPMENT PLAN



NA The Dunham Group

Commercial Real Estate Services, Worldwide.