

LIGHT INDUSTRIAL/SHOWROOM/OFFICE FOR LEASE

590 County Road, Westbrook, ME 04092



OFFERING SUMMARY

AVAILABLE SF:	1,462 SF
LEASE RATE:	\$11.00 SF/yr (NNN)
LOT SIZE:	3.25 Acres
YEAR BUILT:	1985

PROPERTY OVERVIEW

Located on County Road, this large 2 room space offers a private newly renovated bathroom and ample on-site parking. This would be the ideal location for an open concept office, contractor or showroom. Easy access to I-95, I-295, the Maine Mall area and downtown Gorham. The space has undergone recent complete renovation: fresh paint, acoustic tiles, entry way, all new electrical service, new HVAC, fire detection, walls, ceiling and flooring.

PROPERTY HIGHLIGHTS

- EXCELLENT LOCATION
- RECENTLY RENOVATED
- EASY ACCESS TO HIGHWAY
- MINUTES FROM THE MAINE MALL
- ON-SITE PARKING

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

SCOTT BALFOUR
Agent
O: 207.774.7715
sbalfour@balfourcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OUTSIDE VIEW

590 County Road, Westbrook, ME 04092



SCOTT BALFOUR

T: 207-774-7715

F: 207-879-9801

sbalfour@balfourcommercial.com

www.balfourcommercial.com

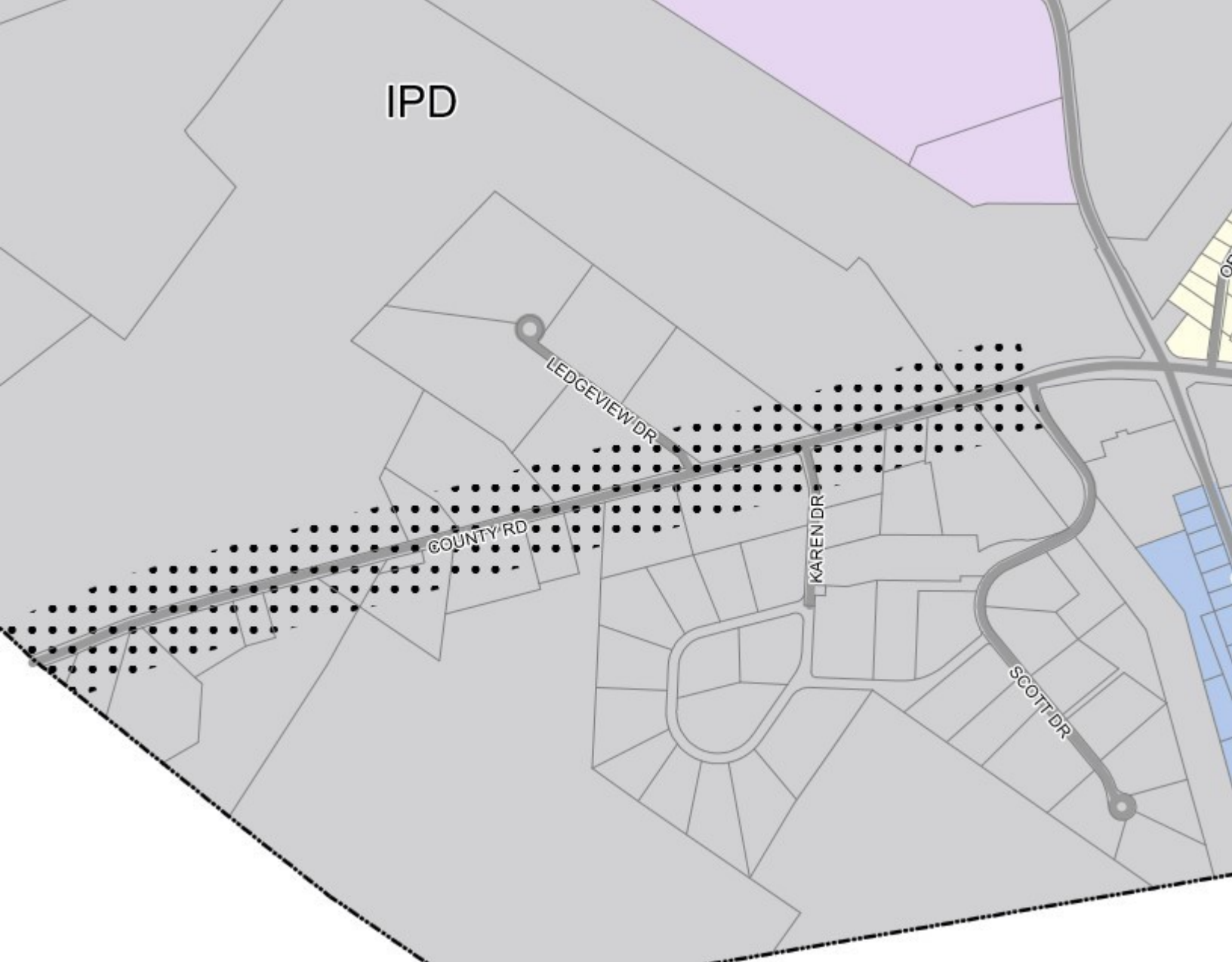


KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

SCOTT BALFOUR
Agent
O: 207.774.7715
sbalfour@balfourcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Each Office Independently Owned and Operated kwcommercial.com



General Zoning Districts

-  Business Professional Office
-  City Center
-  Contract Zone (see list below)
-  Gateway Commercial
-  Highway Services
-  Industrial
-  Manufacturing
-  Industrial Park
-  Prides Corner Smart Growth Area
-  Residential Growth Area 1
-  Residential Growth Area 2
-  Residential Growth Area 3
-  Rural District

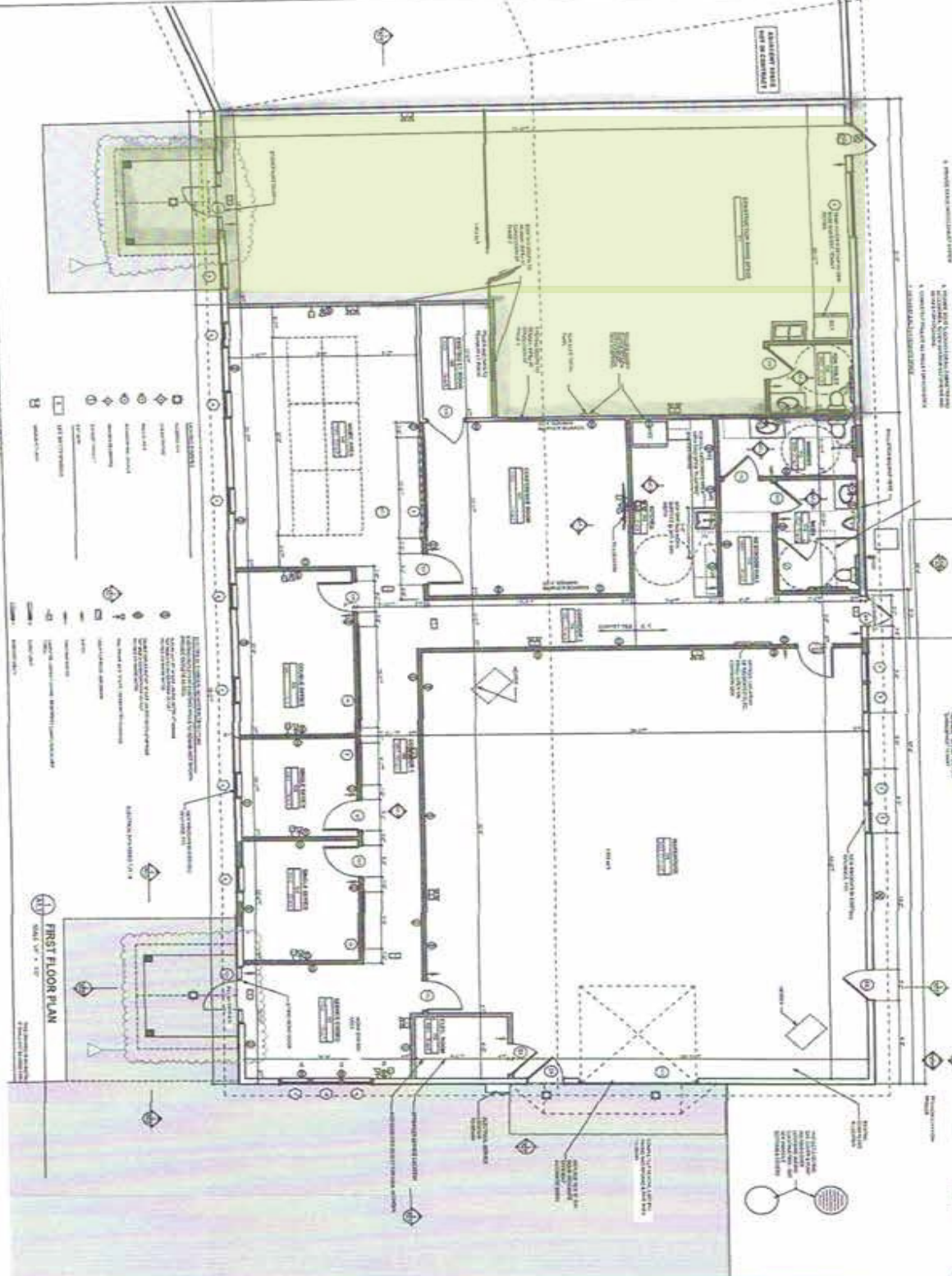
General Overlays

-  Service Business
-  County Road Commercial Overlay
-  Mobile Home Subdistrict

Natural Resources

-  Water
-  Protected Wetland
-  Public Road
-  Private Road

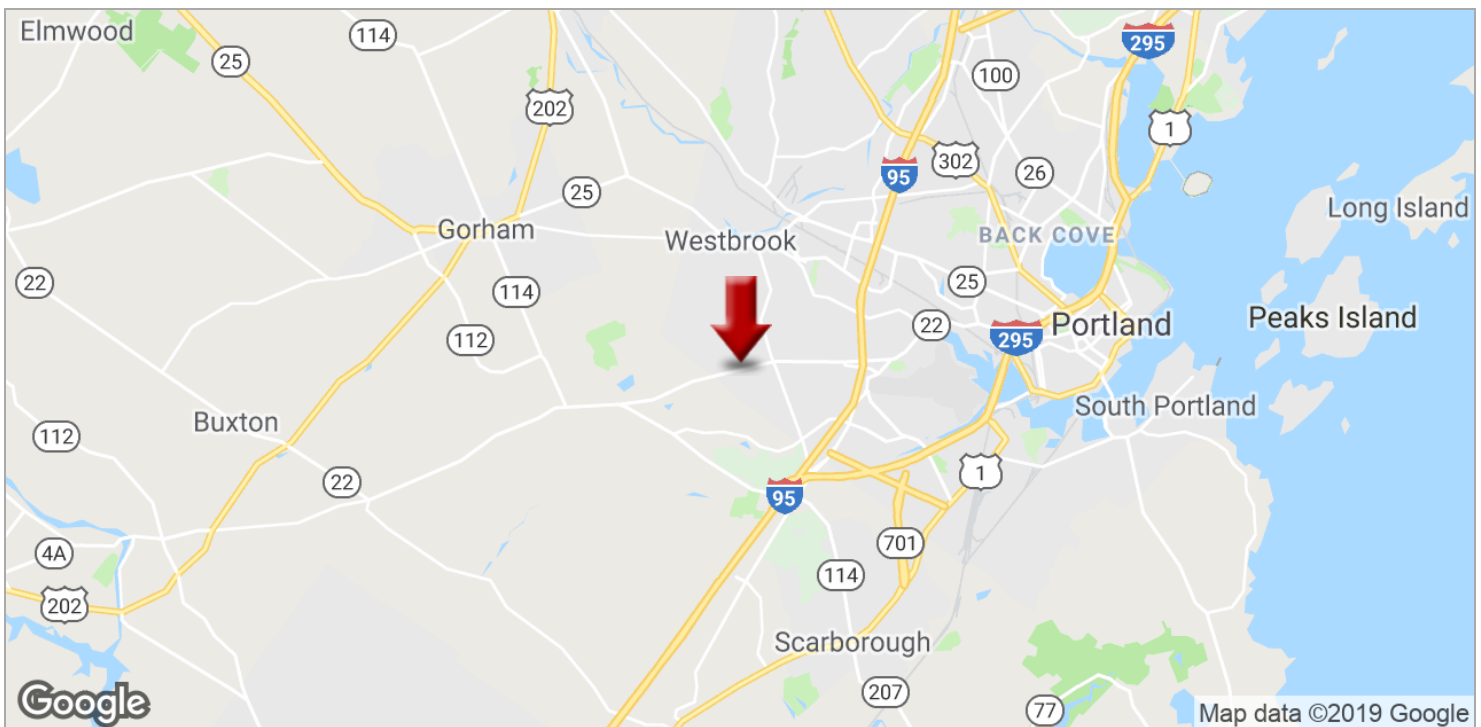
- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (D.P.W.) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE TOWN ENGINEER.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
- NOTES**
1. THE EXISTING DRIVEWAY SHALL BE REPAIRED TO ORIGINAL CONDITIONS.
 2. THE EXISTING SIDEWALK SHALL BE REPAIRED TO ORIGINAL CONDITIONS.
 3. THE EXISTING CURB SHALL BE REPAIRED TO ORIGINAL CONDITIONS.
 4. THE EXISTING STREET LIGHTS SHALL BE REPAIRED TO ORIGINAL CONDITIONS.
 5. THE EXISTING UTILITY LINES SHALL BE REPAIRED TO ORIGINAL CONDITIONS.



LIGHT INDUSTRIAL/SHOWROOM/OFFICE FOR LEASE



590 County Road, Westbrook, ME 04092



KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

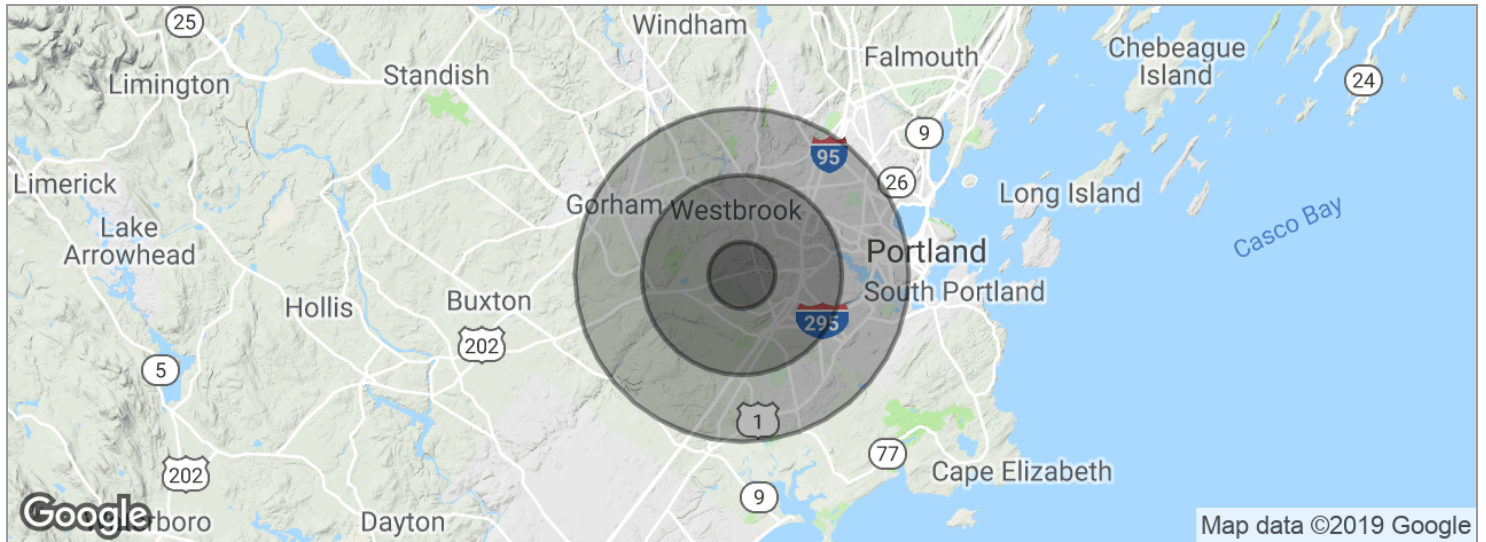
SCOTT BALFOUR
Agent
O: 207.774.7715
sbalfour@balfourcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LIGHT INDUSTRIAL/SHOWROOM/OFFICE FOR LEASE

590 County Road, Westbrook, ME 04092



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,314	20,896	56,358
Median age	41.0	39.6	38.7
Median age (male)	37.9	37.8	37.3
Median age (Female)	43.2	40.9	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,439	9,002	23,033
# of persons per HH	2.3	2.3	2.4
Average HH income	\$56,127	\$58,813	\$66,454
Average house value	\$320,192	\$273,500	\$269,102

* Demographic data derived from 2010 US Census

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

SCOTT BALFOUR
Agent
O: 207.774.7715
sbalfour@balfourcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com