



FOR SALE | 34,587± SF SINGLE-STORY CLASS A OFFICE BUILDING

340 COUNTY ROAD, WESTBROOK, ME



OVERVIEW

This highly visible property located at the lighted intersection of County Road and Spring Street in Westbrook has been professionally managed and maintained since it was constructed in 1988. Situated less than 10 minutes from the Maine Mall, Portland International Jetport and downtown Portland, the building offers a unique combination of amenities and access for companies seeking to hire and retain top talent.

HIGHLIGHTS

- Excellent location just minutes to I-95 and I-295, Maine Mall, Portland International Jetport (PWM) and downtown Portland
- Owner user opportunity with 17,736± SF that can be made available upon closing and 28,000± SF that can be made available by January 2021
- Professionally managed building with attention to maintenance, repairs, and capital investment
- Immediate upside through lease up of existing vacancy and future mark-to-market across the current rent roll
- Exceptional market fundamentals including single digit vacancy rates
- High-quality physical product, with loading docks, offering the ability for investors to market vacancy to a wide array of tenants



CONTACT US



JON RIZZO
Broker
+1 207.553.1712 D
+1 207.233.3304 C
jrizzo@boulos.com



JOHN MEADOR
Broker
+1 207.553.1722 D
+1 207.272.2373 C
jmeador@boulos.com

©2020 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.