

FOR SALE/LEASE | CLASS A OFFICE/FLEX BUILDING

14 GABRIEL DRIVE, AUGUSTA, ME 04330



PROPERTY HIGHLIGHTS

- 20,000± SF Class A office/flex building
- Large parking/yard area
- Subdividable to 10,000± SF
- Lobby entry area with elevator
- Located off Civic Center Drive in close proximity to Exits 112 and 113
- Close to Maine General Medical Center, Central Maine Commerce Center and The Marketplace at Augusta
- Sale Price: \$2,500,000
- Lease Rate: \$10.00/SF NNN

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PROPERTY DETAILS

OWNER	JMK PROPERTIES, LLC
BUILDING SIZE	20,000± SF
AVAILABLE SPACE	10,000 - 20,000± SF (Subdividable)
NO. OF STORIES	Two (2)
LOT SIZE	2.11± AC
ZONING	IA - Industrial District
ASSESSOR'S REF	Map 1, Lot 232
BOOK/PAGE	9894/106
HVAC	Gas-fired, forced air heat; Central A/C
SPRINKLER	Yes, wet system
ELEVATOR	One (1) passenger
PARKING	On-site
LEASE RATE	\$10.00/SF NNN
SALE PRICE	\$2,500,000



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INTERIOR PHOTOS



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