

AVAILABLE IMMEDIATELY

KEY ATTRIBUTES

- Highly visible, successful, mixed-use commercial building on US Route 1, across from Marden's and nearby popular
- Five Points food and shopping, and Maine Turnpike Exit 32 (Northbound and Southbound)
- Up to 1,600+/- SF of open space ideal for retail, training, office, flex industrial – or a combination of uses
- Layout includes two connected open spaces with high ceilings
- Direct access from US Route 1
- Abundant free parking
- Available for immediate occupancy
- Affordable rent that includes all building expenses and all utilities

DEMISED PREMISES

LANDLORD

CPM II, LLC

BUILDING NAME

432 Elm Street

ZONING

Highway Zone B-2

SPACE

Offered "as is"

SPRINKLERS

Wet sprinklers

ELECTRIC

850 amps three phase power

UTILITIES

Public water/sewer, propane-fired central HVAC with rooftop units

CLEANING

Tenant cleans its own space

INTERNET

Tenant provides its own internet

PRICE

\$20.00 per SF Gross, with expenses and utilities included

FOR LEASE

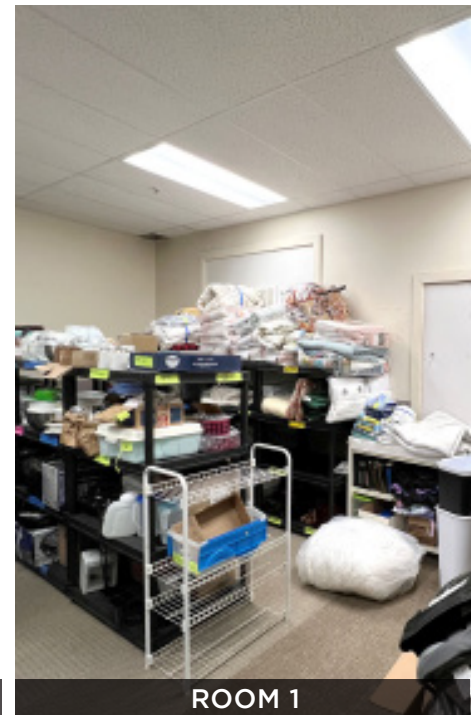
VERSATILE COMMERCIAL SPACE 432 ELM STREET BIDDEFORD ME



PARKING LOT ENTRANCE TO BUILDING



SUITE C



ROOM 1



Roxane A. Cole, CCIM
Managing Member
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Individual Member

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ROXANE COLE COMMERCIAL REAL ESTATE LLC

The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.

FUN FACT

432 Elm Street will soon have a solar array installed on its roof to substantially reduce its carbon footprint!

ROAD SIGNAGE



PARKING LOT AT ENTRANCE

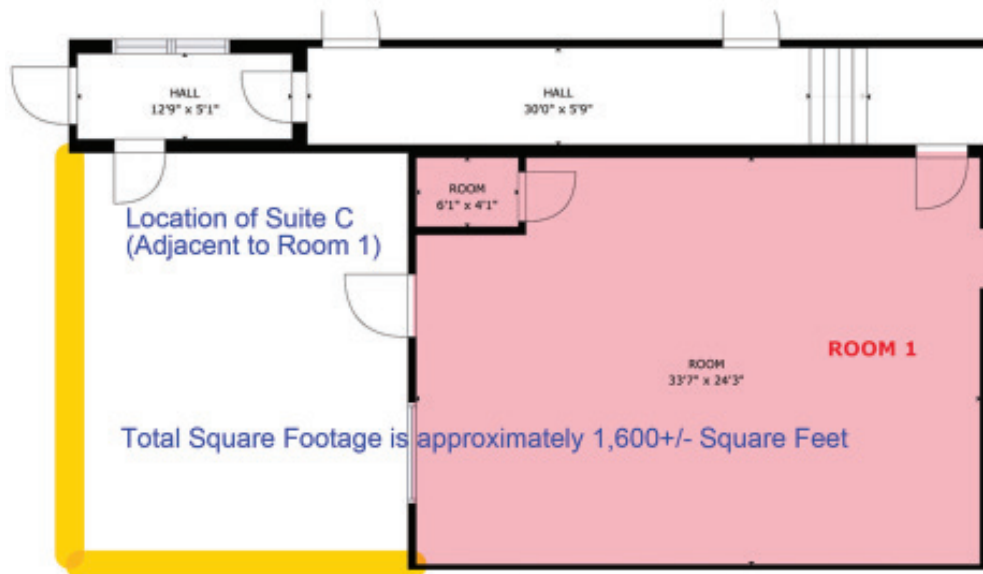


ROUTE 1 ENTRANCE



AVAILABLE SPACE FOR LEASE

US ROUTE 1 BIDDEFORD • ACROSS FROM MARDEN'S



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