

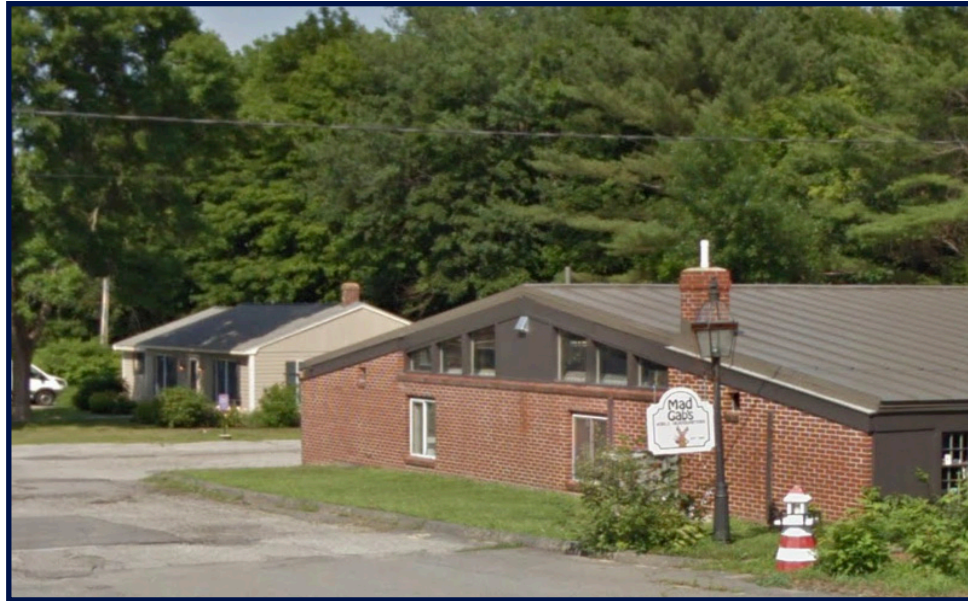


CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

For Lease

25 Yarmouth Crossing • Yarmouth, Maine

FREESTANDING FLEX / OFFICE / GENERAL BUSINESS SPACE IN YARMOUTH VILLAGE



3,000 +/- SQUARE FEET OF COMMERCIAL SPACE

Cardente Real Estate is pleased to offer for lease this 3,000 +/- square foot single story freestanding commercial building located at 25 Yarmouth Crossing in Yarmouth, Maine. Located in the Village just off of Main Street, the demised premises includes an open area currently used for production, a showroom, a meeting room, a corner office, plumbed room with sink and floor drain, two bathrooms, storage and much more. With up to 10 parking spaces, 25 Yarmouth Crossing offers a driveway in the back of the building that provides delivery access to a double door entrance. Other amenities include a freestanding storage shed, multiple egress points around the building, outdoor areas for green space, signage on Main Street pylon as well as by building, and a sheik interior design. Just minutes from US Route One and I-295, this is an ideal location for general business, flex, production, and other commercial uses.



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Matthew Cardente
Designated Broker / Partner

Forbes Real Estate Council

2021 OFFICIAL MEMBER



POWER BROKER



322 FORE STREET • PORTLAND, MAINE

207.775.7363

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Property & Lease Details

- Property Address: 25 Yarmouth Crossing, Yarmouth, ME 04096
- Property Type: Flex / Office / General Business
- Floor: Single Story Freestanding
- Owner: 25 NEXGEN, LLC
- Building Size: 3,000 +/- SF
- Year Built: 1959
- Interior Description: Sheik open floor plan with corner office, showroom with barnslider, plumbed utility room with sink, two bathrooms & more!
- Construction: Brick/ Masonry
- Plumbing: In multiple locations including a floor drain.
- Signage: Highly visible on building & on Main Street pylon.
- Parking & Outside Storage: Up to 10 onsite parking spots with back driveway leading to storage shed & double door delivery access.
- Electrical: 200 Amp
- HVAC: Central heat & air conditioning with exposed ductwork (Installed in 2016)
- Zoning: Village District
- Available Space: 3,000+/- SF
- Lease Type: NNN
- Lease Rate: \$9.47 PSF NNN
- Estimated NNNs: (See Broker for details)
- Lease Term: 3-5 Years
- Availability: 30 Days



Floor Plan of 25 Yarmouth Crossing

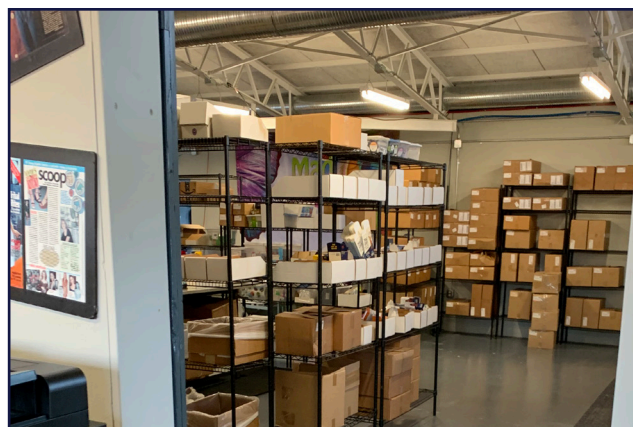


Aerial of 25 Yarmouth Crossing



25 Yarmouth Crossing • Yarmouth, Maine

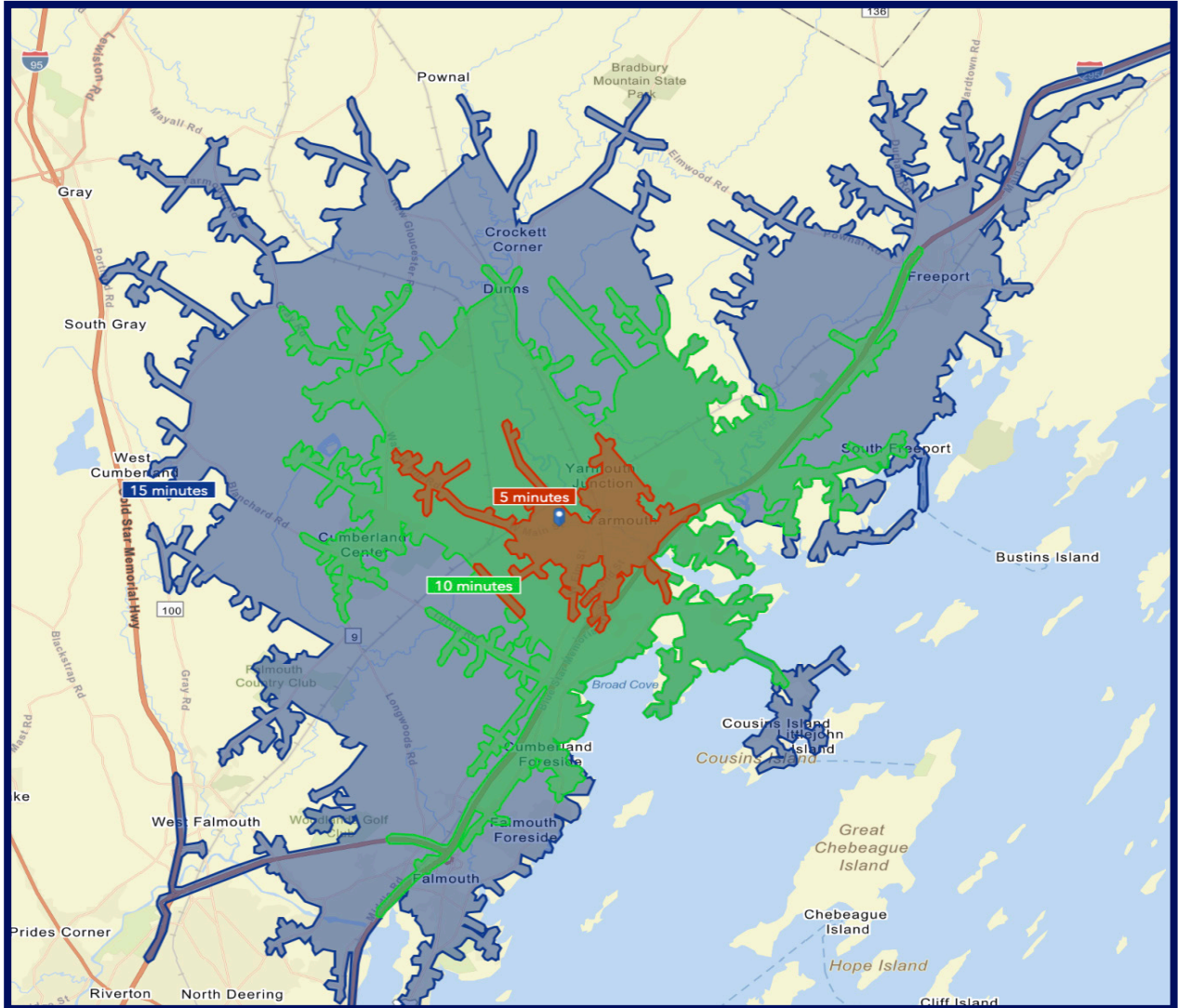
Photography





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Drive Time Map Based 5, 10, & 15 Minutes From Site



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