

270 STATE ROAD - WEST BATH

OPEN CONCEPT COMMERCIAL SPACE FOR LEASE



SPACE TYPE: *COMMERCIAL SPACE*

SPACE SIZE: *2,000+/- SF*

ZONING: *BUSINESS COMMERCIAL*

SIGNAGE: *PYLON*

PARKING: *35+ SPACES IN SHARED LOT*

CONVENIENT ACCESS TO ROUTE ONE

OPEN FLOOR PLAN WITH PRIVATE BATH

ADA ACCESSIBLE & PLENTY OF PARKING

LOWER LEVEL SPACE CURRENTLY SET UP
AS A DOG TRAINING FACILITY

LEASE RATE: \$11/SF NNN



For more information contact:

ALEX PIRLECI or KIRK BUTTERFIELD

O: 207-879-9800

C: 207 239-6606

alex@balfourcommercial.com

kbutterfield@kw.com



OWNER	State Road, LLC		
SPACE TYPE	Commercial		
TOTAL BUILDING SIZE	7,200+/- SF		
SPACE BREAKDOWN	FLOOR	SF+/-	RATE
	SPACE 1	Lower Level	2,000
			\$11/SF NNN
ESTIMATED NNN FEES	\$2.74/SF		
ZONING	Business Commercial		
YEAR BUILT	1980; renovated in 2014		
PARKING DESCRIPTION	35+/- shared spaces		
SIGNAGE	Pylon		
TRAFFIC COUNT	7,360 AADT19		
UTILITIES	TYPE	PAID BY	
	ELECTRICITY	Circuit Breakers	Tenant
	SEWER	Private	Tenant
	WATER	Public	Tenant
	HEAT SYSTEM	Hot Water	Tenant
	HEAT FUEL	Gas-Natural	Tenant
ANCHOR TENANT	Occupational Health Associates		

OVERVIEW

2,000 SF lower level flex space currently operating as a dog training facility. The space is ADA accessible, has a private bath and features recent LED lighting upgrades. This is a well-maintained property with plenty of parking available. Located approximately two minutes to MidCoast Hospital, five minutes to downtown Bath and easy access to Route One.

ABOUT WEST BATH

West Bath is located on the Maine coast between Brunswick and Bath. It is approximately 35 miles north of Portland on Route 1. The current population of West Bath at last census was 1,877 year-round residents, with many more seasonal residents. With the New Meadows River on one side and Casco Bay on the other, West Bath enjoys its coastal character. It is a place of delightful surprises, such as the small, private coves that curl into its salt marshes and sloping fields.

West Bath is the gateway to Sagadahoc County as you travel on Route 1 North from Brunswick. All areas of town can be reached from Route 1 (northbound or southbound) via the New Meadows Road exits.

DOING BUSINESS IN THE SOUTHERN MIDCOAST REGION

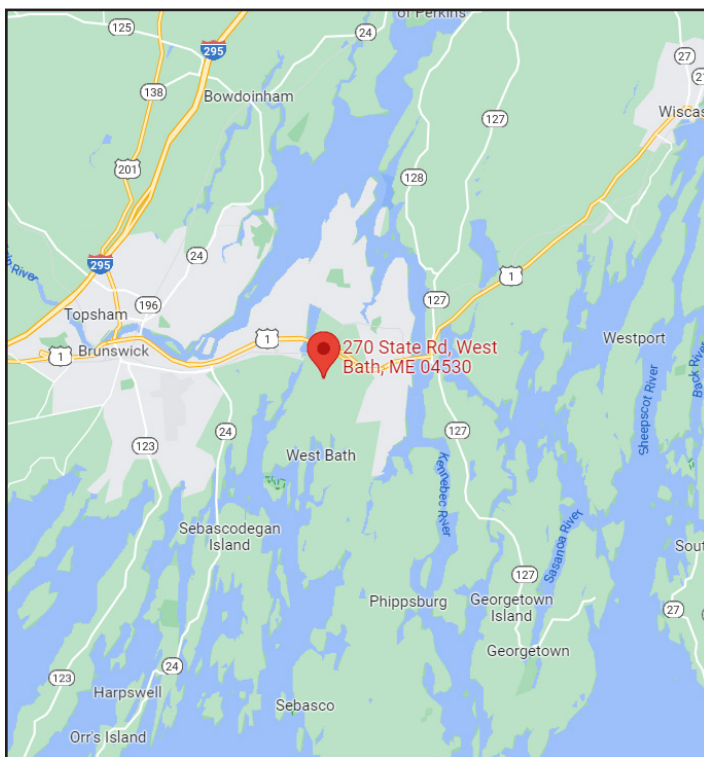
The Southern Midcoast Region is an ideal location for doing business. The combination of a qualified labor force, superior healthcare, and strong public and higher educational systems, combined with Maine's renowned quality of life and place, create the perfect setting for business.

A centralized location on the I-295 and Route 1 corridor, coupled with easy access to Portland International Airport and Brunswick Executive Airport, and the realization of Amtrak service to downtown Brunswick, make transportation and access easy. Visit Southern Midcoast Maine, and learn what we have to offer both for your business, and your life.

A strong academic environment, including Bowdoin College, Southern New Hampshire University, branches of University College and Southern Maine Community College create the skilled labor force necessary to meet business needs.

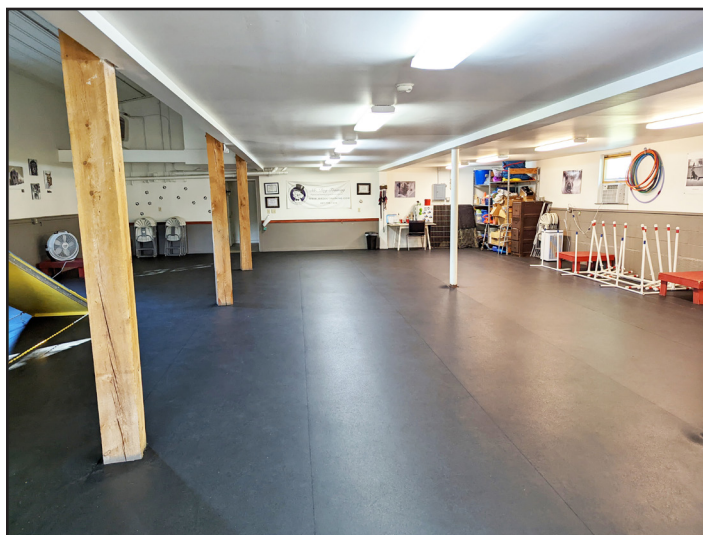
Information from: <https://www.westbath.org> and <https://www.midcoastmaine.com/community/our-towns/west-bath>

270 STATE RD - WEST BATH LOCATION INFORMATION



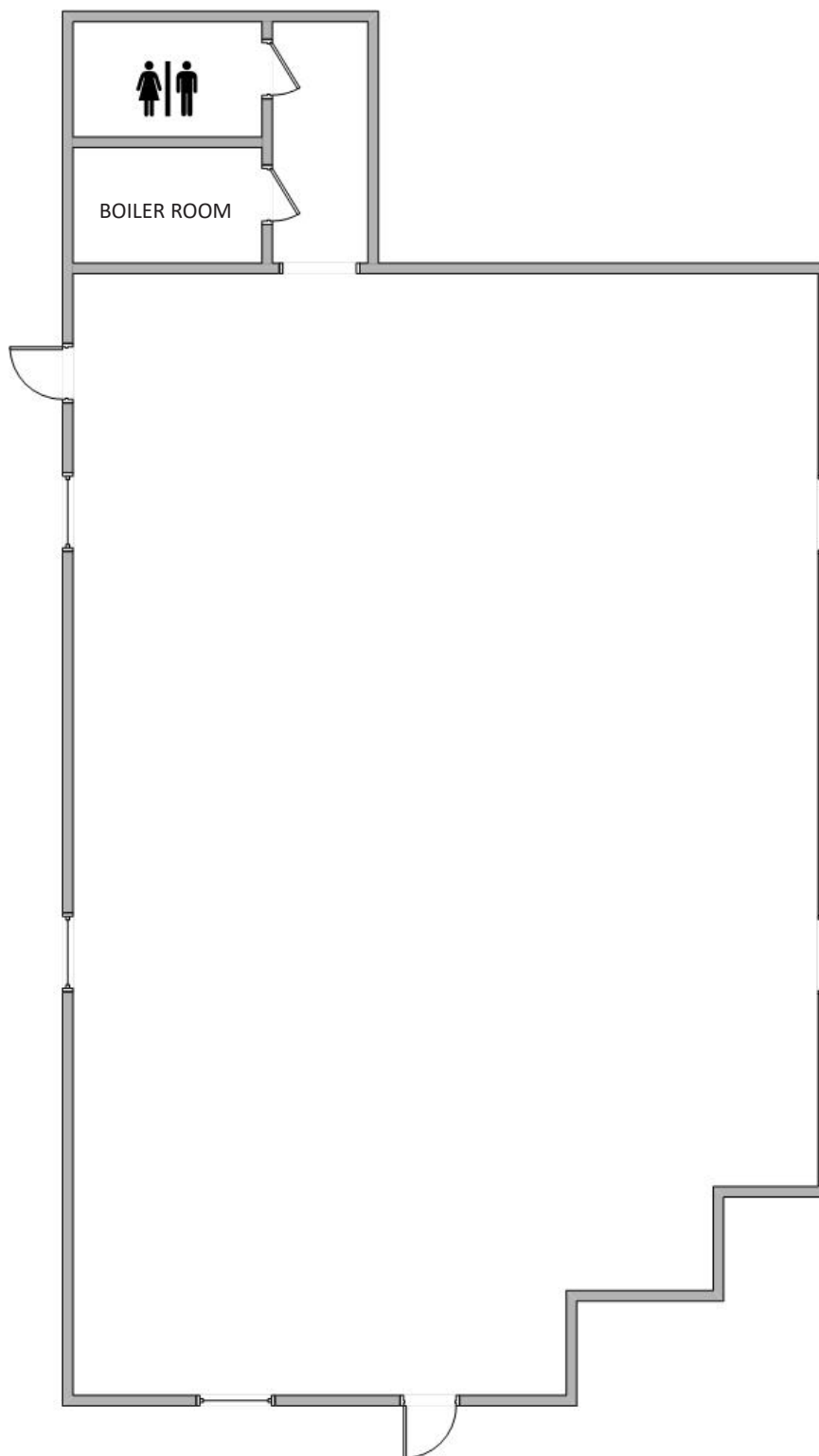
50 Sewall St - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



50 Sewall St - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



Note: This drawing is not to scale. It is for representational purposes only.

50 Sewall St - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.