

# FOR LEASE

## Retail Space

4,245 - 13,950± SF



## Elm Plaza, Waterville

### Property Highlights

- In-line Retail & Pad Sites Available
- Waterville's Best Retail Location
- Ideally located just off I-95, Exit 35

### Property Description

We are pleased to offer two retail suites (4,245± SF & 13,950± SF) for lease in Waterville's best retail location, Elm Plaza. This is an ideal location just off I-95, Exit 35. Anchors include Hannaford and Hobby Lobby. Abutters include Walmart Superstore, Home Depot, Staples and Harbor Freight Tools. Pad Sites are also available.



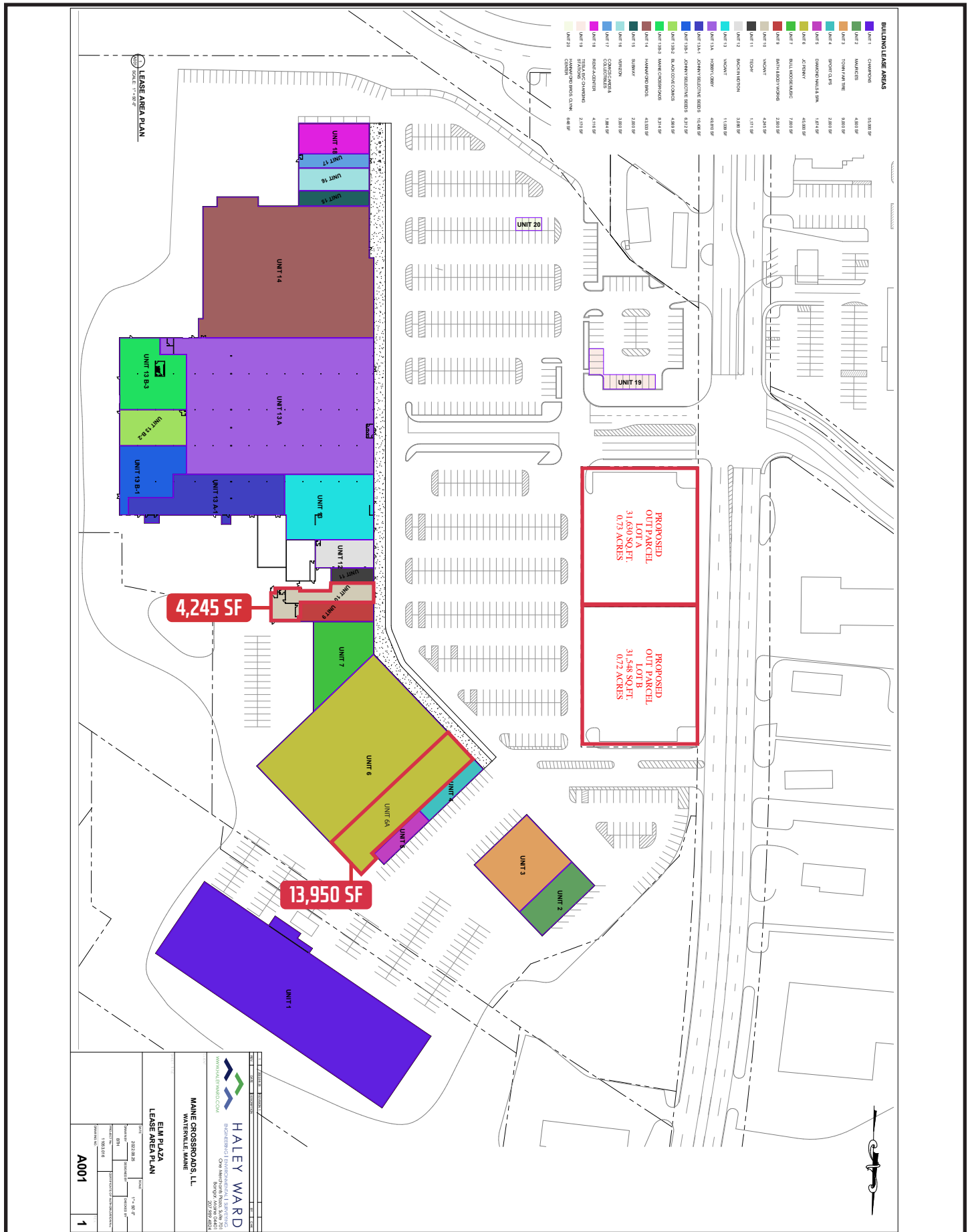


## Property Overview

Owner	Waterville Shopping Trust
Available Space	Unit 6A: 13,950± SF Unit 10: 4,245± SF
Pad Sites	See broker for details
Zoning	Commercial
Building Construction	Brick and block with steel framing
Roof	Rubber membrane
Utilities	Municipal water/sewer, natural gas
HVAC	Natural gas
Electrical	3 Phase, 200 Amp power
Sprinkler System	Yes
Additional Tenants	Hobby Lobby, Hannaford, Reny's, Five Below, Subway, Bull Moose Music, and more.

**FOR LEASE : \$15.50/SF NNN - CAMS & Taxes: \$3.21/SF**





**BUILDING LEASE AREAS**

UNIT 1	COMMONS	50,000 SF
UNIT 2	MANAGES	4,500 SF
UNIT 3	TRUCK / PAINT	3,000 SF
UNIT 4	SPORT CL. RT.	2,000 SF
UNIT 5	CHANGING ROOMS	1,500 SF
UNIT 6	JO. ENTRY	4,000 SF
UNIT 7	BATH / LOCKER ROOM	2,500 SF
UNIT 8	LOCKER	4,500 SF
UNIT 9	LOCKER	1,500 SF
UNIT 10	LOCKER	1,500 SF
UNIT 11	TRUCK	1,500 SF
UNIT 12	BATH / KITCHEN	3,000 SF
UNIT 13	LOCKER	1,500 SF
UNIT 14	LOCKER / ENTRY	4,000 SF
UNIT 15	COMMONS / ENTRY	10,000 SF
UNIT 16	COMMONS / ENTRY	4,500 SF
UNIT 17	COMMONS / ENTRY	4,500 SF
UNIT 18	COMMONS / ENTRY	4,500 SF
UNIT 19	COMMONS / ENTRY	4,500 SF
UNIT 20	COMMONS / ENTRY	4,500 SF

**HALEY WARD**  
BUSINESS & COMMERCIAL REAL ESTATE  
3000 MONUMENT SQUARE, PORTLAND, ME 04106  
761-1111

MAINE CROSSROADS, LLC  
WATERVILLE, MAINE

**ELM PLAZA**  
LEASE AREA PLAN

DATE: 10/13/16  
SCALE: 1" = 40' 0"

PREPARED BY: BWH  
CHECKED BY: BWH  
APPROVED BY: BWH

PROJECT NO: 1-003-1116

DATE: 10/13/16

**A001**

**1**

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.