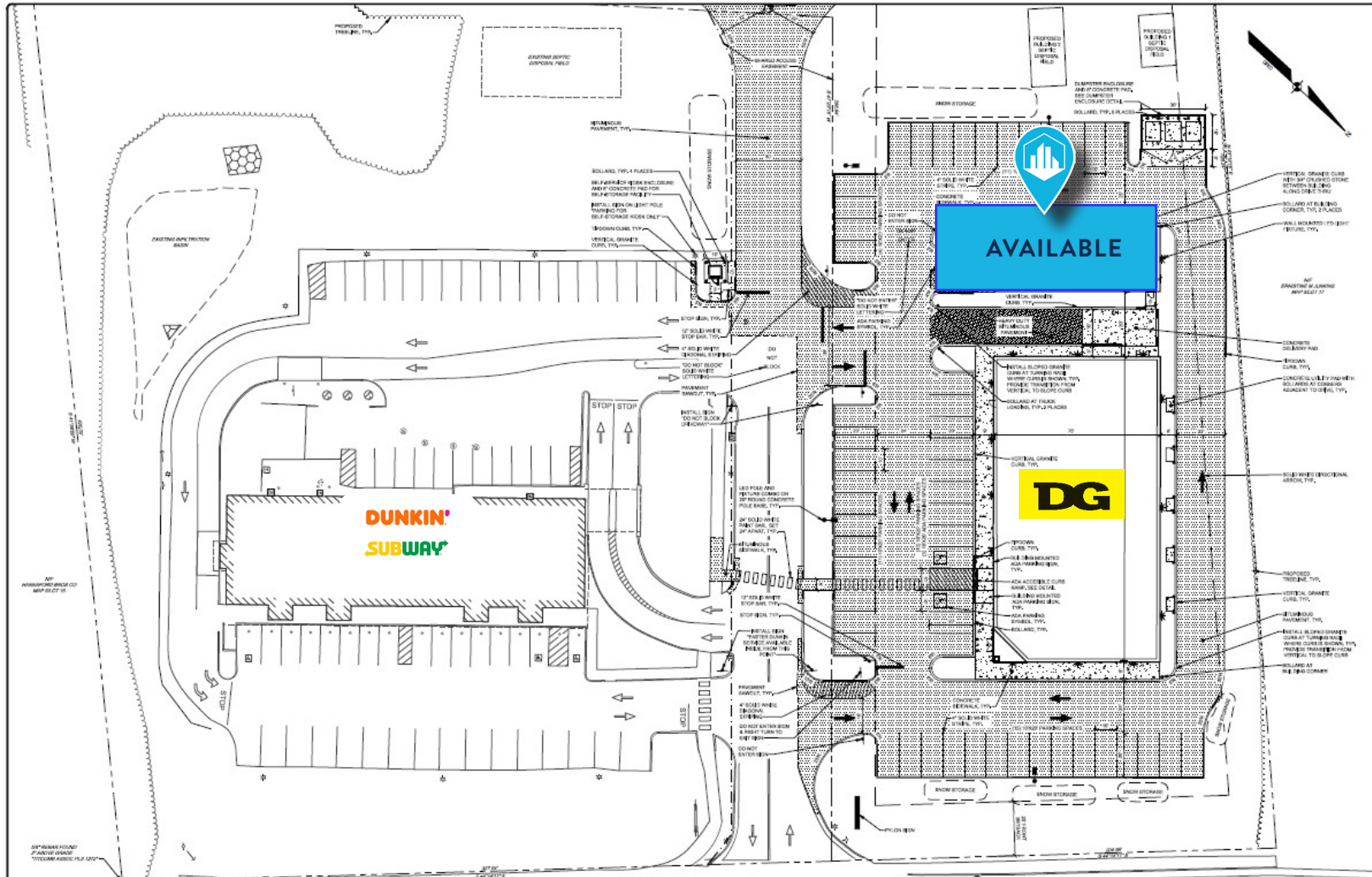


FOR LEASE | OFFICE / RETAIL BUILD TO SUIT

40 SOKOKIS TRAIL, WATERBORO, ME 04030



PROPERTY HIGHLIGHTS

Waterboro Crossing Phase II

- Join Dunkin', Dollar General
- Subway, Associated Eye Care and Partner's Bank
- Up to 2,300± SF available as build-to-suit retail or office
- Ground lease available, see broker for details
- Traffic Counts: 8,300 VPD
- Lease Rate: \$25.00/SF NNN (Build-to-Suit)



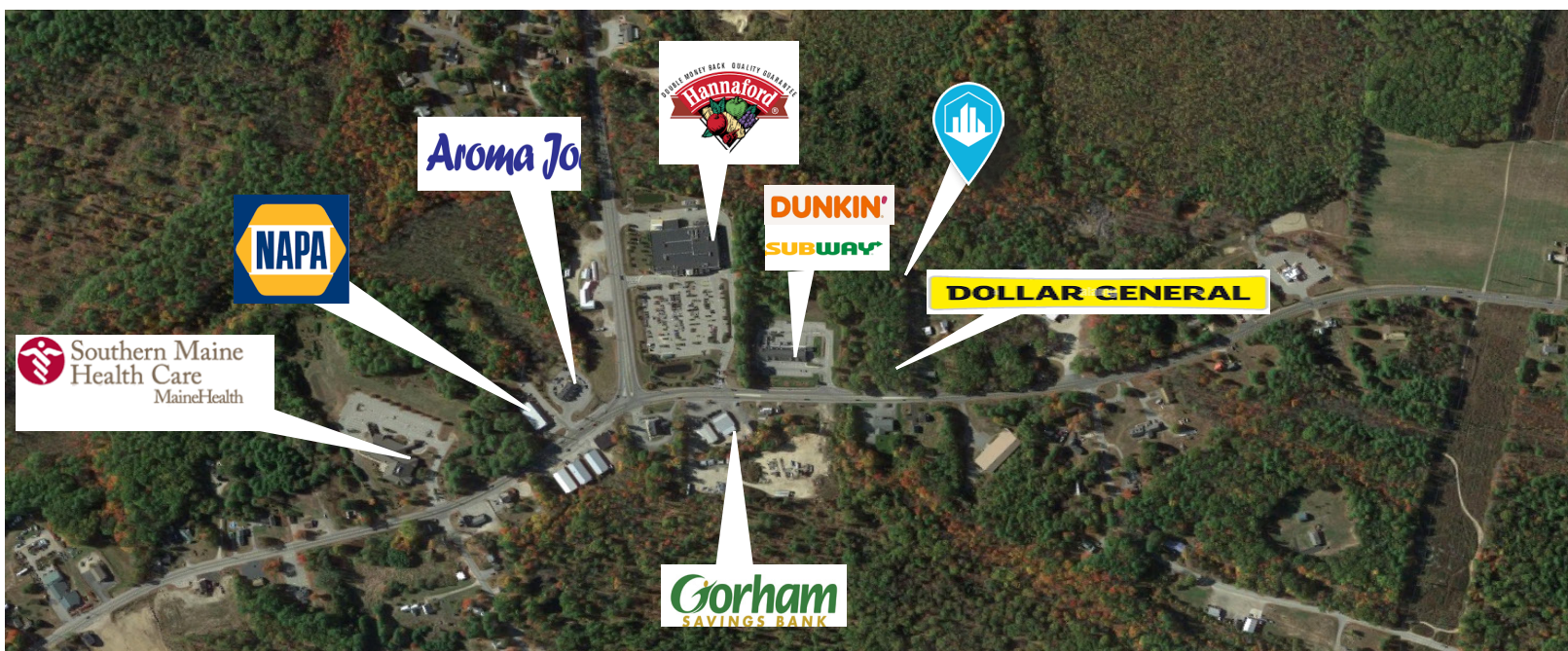
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PROPERTY DETAILS

OWNER	Delphi Holdings, LLC
AVAILABLE SPACE	Up to 2,300± SF
ZONING	Village District
UTILITIES	Public water, private septic
SIGNAGE	Proposed street pylon and building signage
TRAFFIC COUNT	8,300 VPD
GROUND LEASE	See Broker for details
LEASE RATE	\$25.00/SF NNN (Build-to-Suit)



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