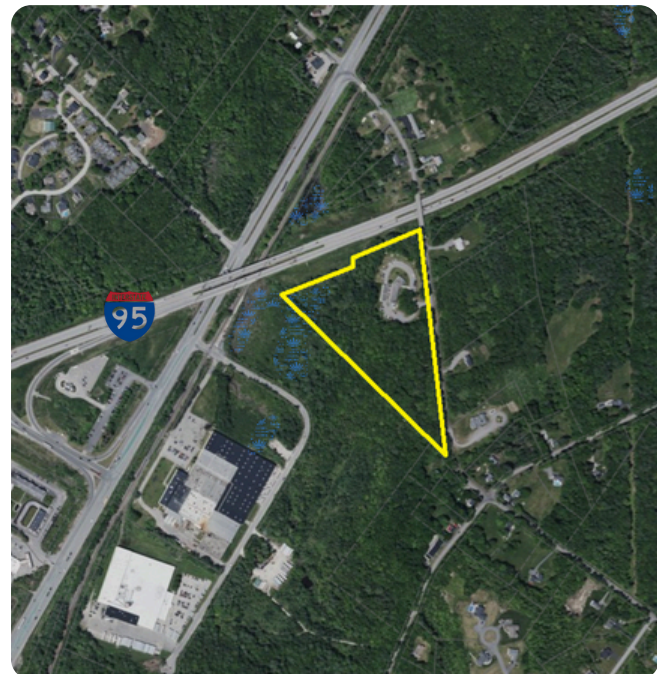




Property Highlights

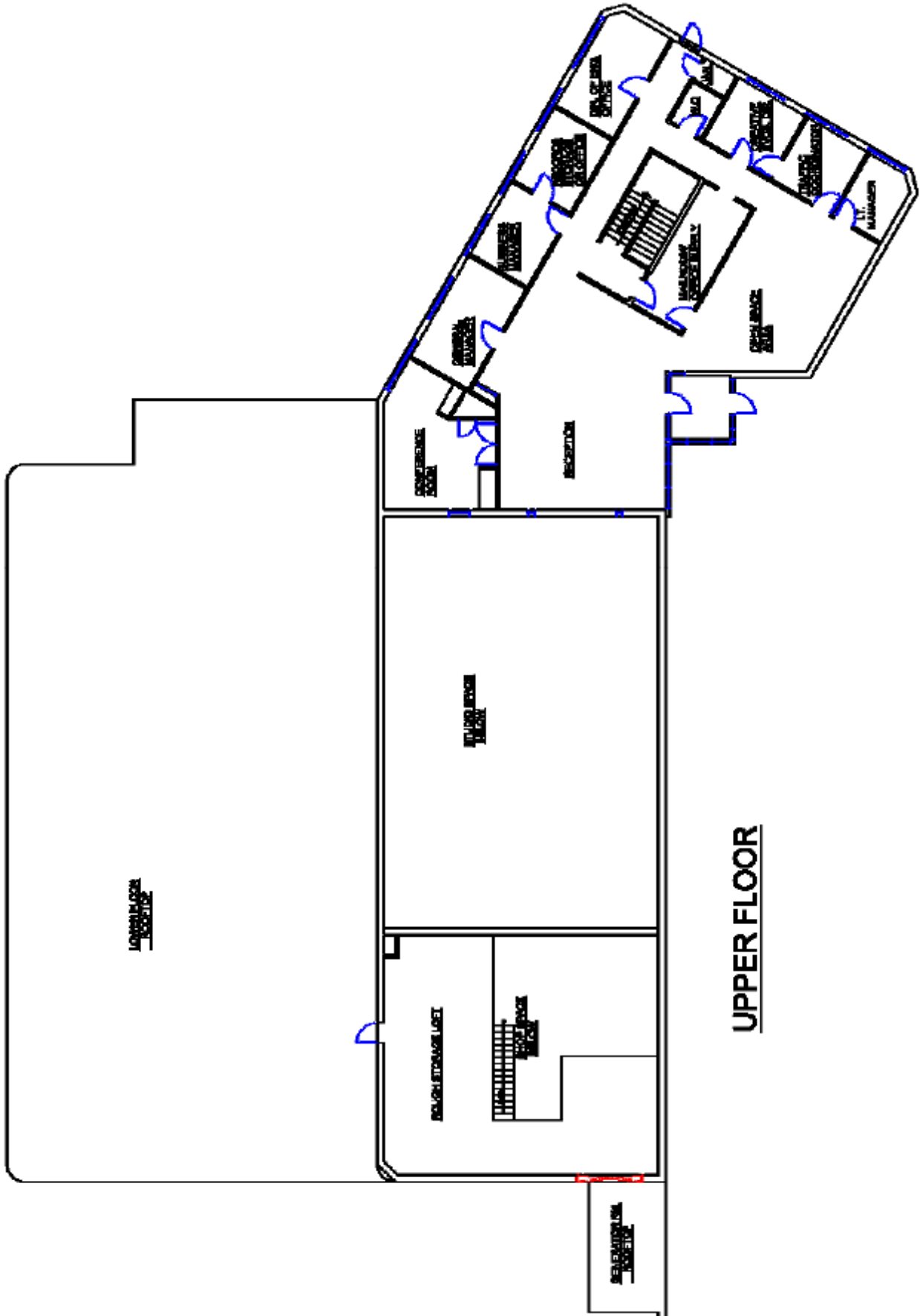
FOR SALE / FOR LEASE

- Premier Central Maine location-- Campus-like setting in close vicinity to the Highway
- 13,931± SF two story office building w/ grade level entrances
- 13.9+ acre lot with room for additional development
- 0.7± miles from Interstate 95 Exit 75
- Equipped with a backup generator, recreation/gym area, highway visibility, and recently upgraded bathrooms and common areas
- Traffic light to be installed at the Washington Street / Danville Corner Rd intersection in 2026
- Zoning allows for wide range of uses ranging from Office/education to high density housing
- Lease Rate: \$10.00/SF NNN
- Sale Price: \$1,695,000

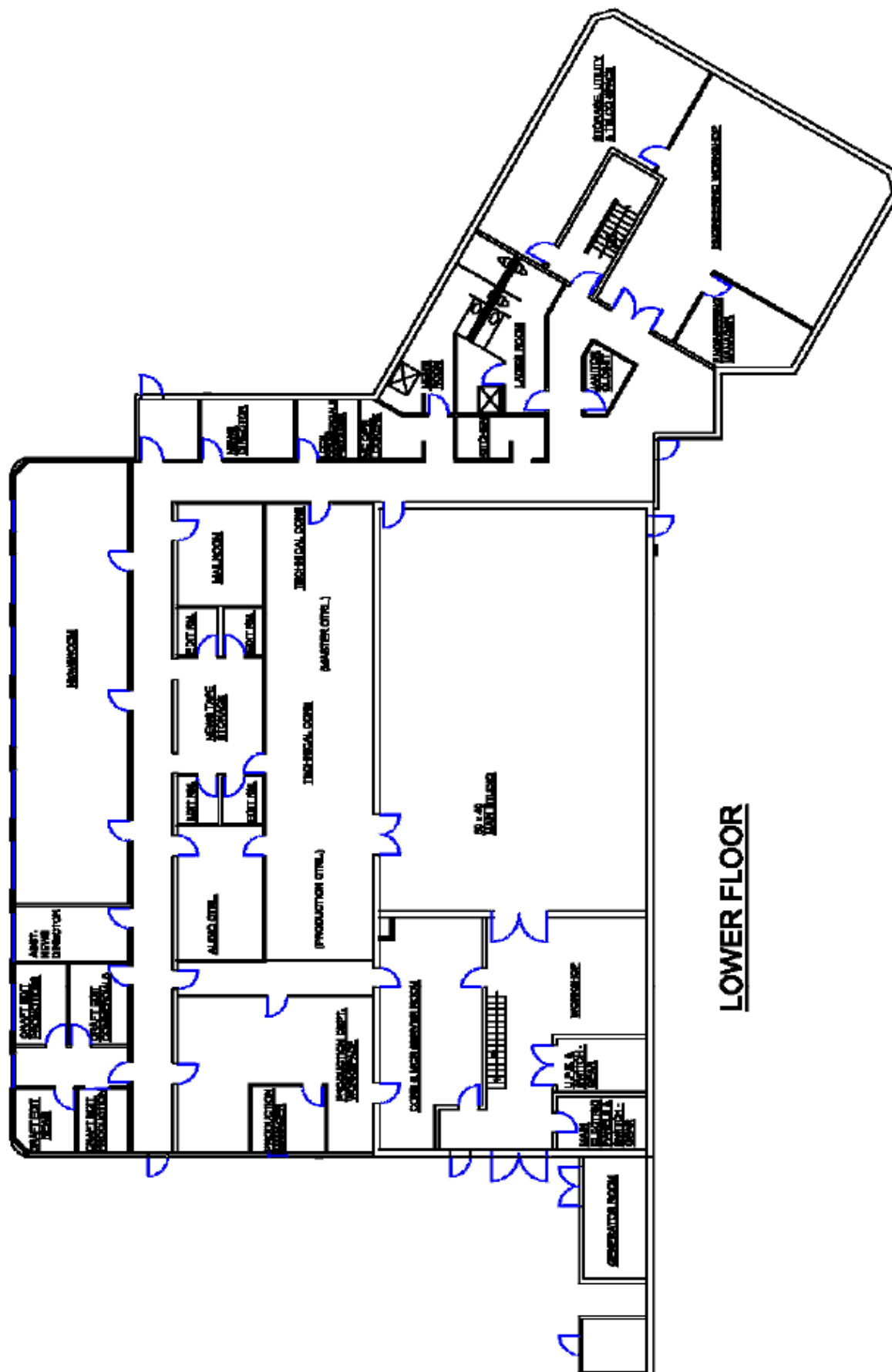


Owner	Management Controls, LLC
Book / Page	9519 / 189
Building Size	13,931± SF
Map / Lot	153 / 32
Lot Size	13.90± AC
Year Built	1985
Construction	Masonry with steel truss system
Parking	69± surface spaces. Building overhead door allows inside storage
Roof	Rubber membrane with ballasts
Zoning	General Business (GB)
Utilities	Municipal water/sewer
Hot Water	Electric. (1) 10± gallon and (1) 60± gallon tanks
Electrical	600 amp / three-phase
Ceiling Height	Upper Floor: 8± ft Lower Floor: 8± ft Gym Area: 15± ft
Sprinkler System	Only in Server Room
HVAC	(4) roof-top electric units with heat pumps and supplemental coil units
Diesel Tank	Diesel tank fuels generator
Taxes	\$17,849.70 per annum
CAMs	Upon Request
Taxes	\$19,814.08/yr FY 26
Lease Rate	\$10.00/SF NNN
Sale Price	\$1,695,000

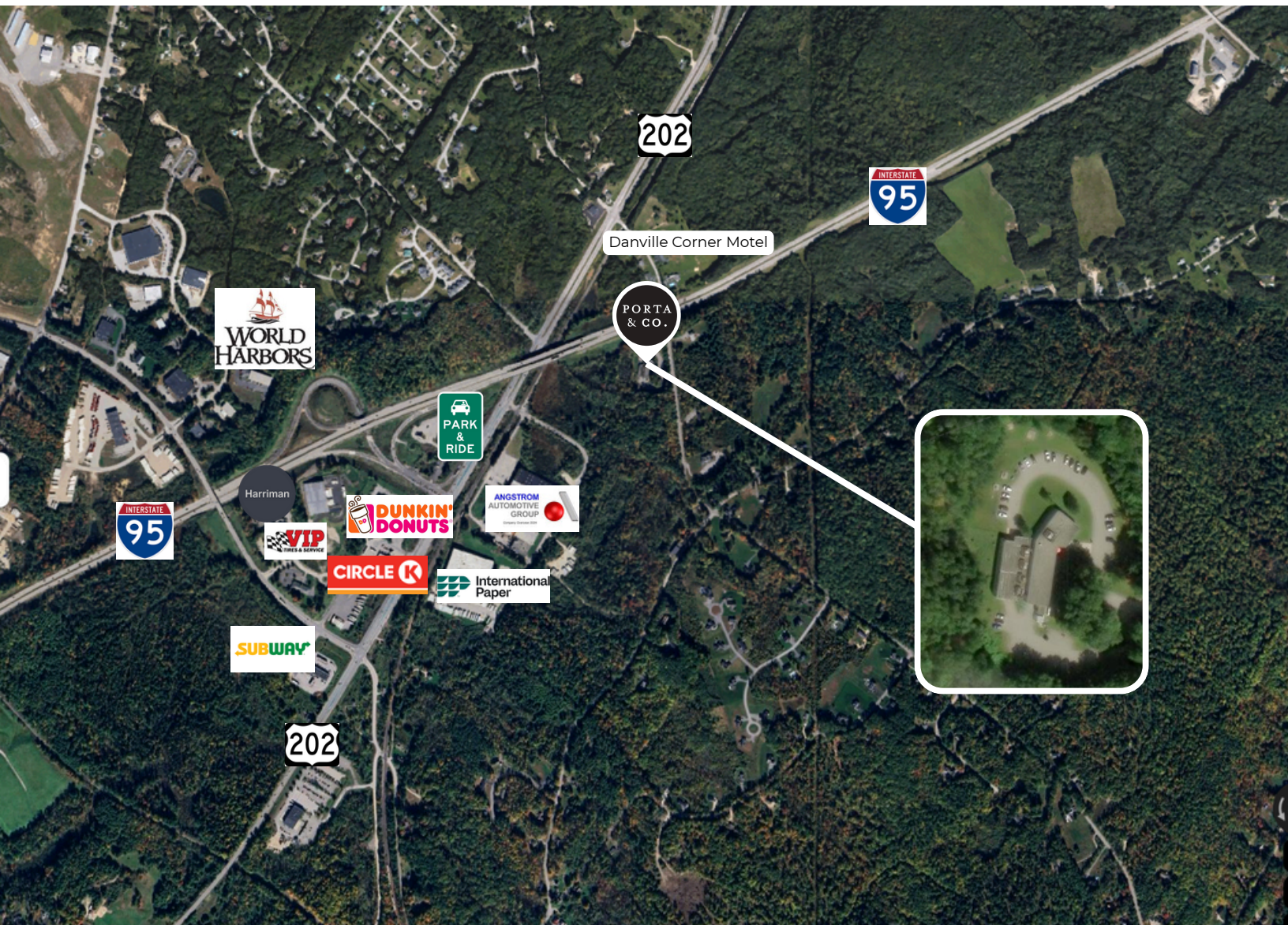
* The communications tower on the property requires an interior space of roughly 300+/- square feet or less for the computer system associated with the tower. The tower will NOT be conveyed as part of the sale and there will be an easement drafted by the Seller during due diligence.



99 Danville Corner Road, Auburn, ME 04210







CONTACT



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This information has been obtained from sources believed reliable and is intended for informational use only. The information contained herein has not been verified for accuracy or completeness. It is recommended that prospective tenants and buyers conduct their own inspection of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

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