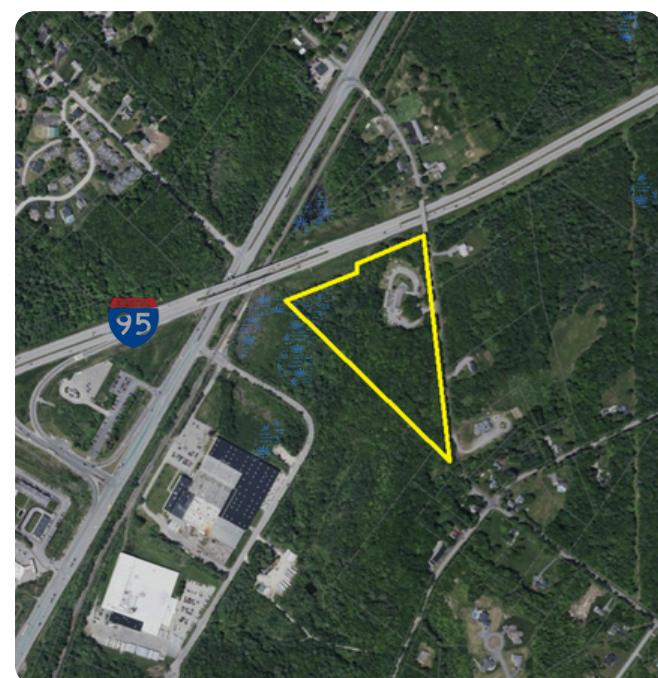




## — Property Highlights —

### 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



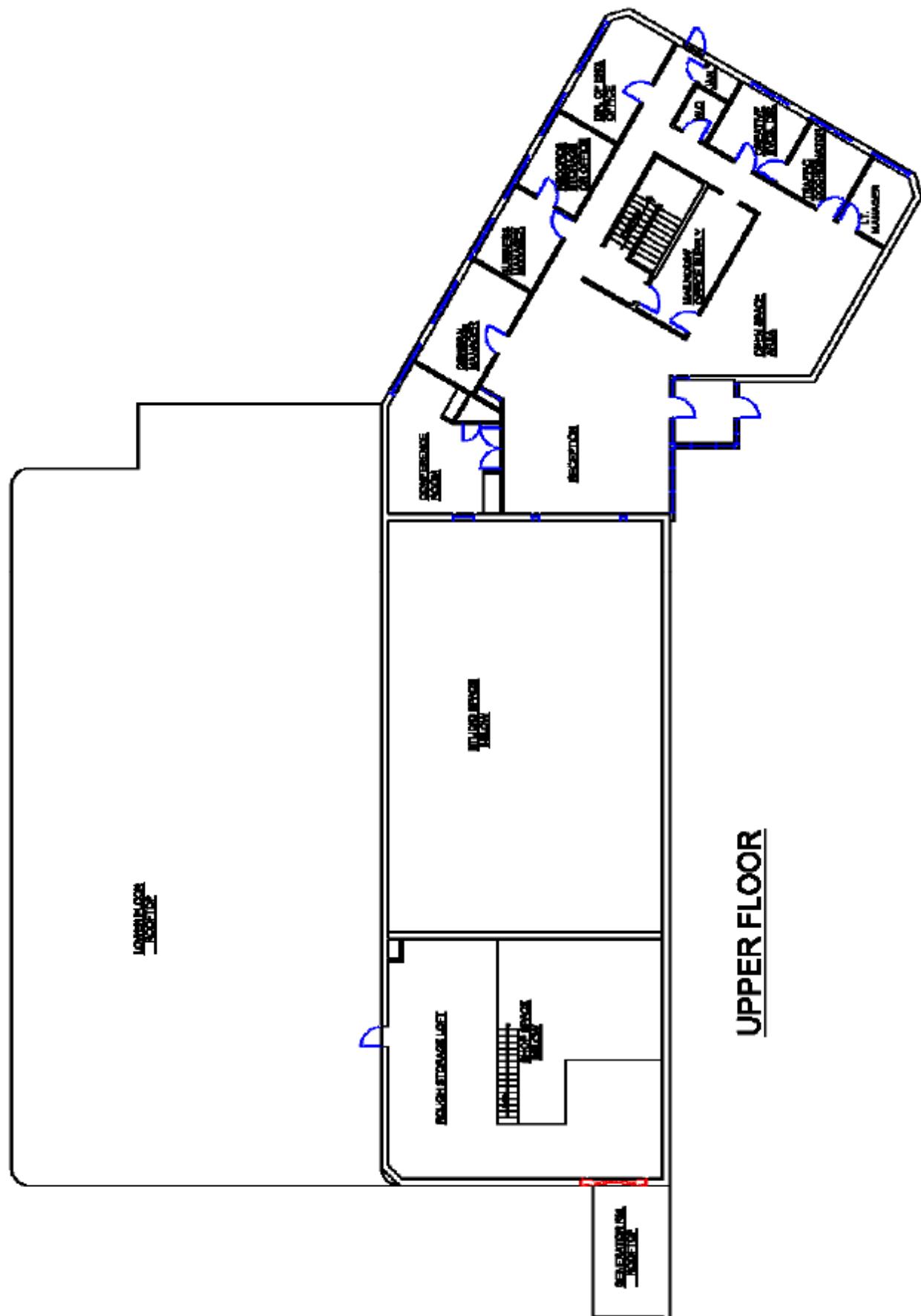
|                         |   |
|-------------------------|---|
| <b>Owner</b>            | Management Controls, LLC  |
| <b>Book / Page</b>      | 9519 / 189  |
| <b>Building Size</b>    | 13,931± SF  |
| <b>Map / Lot</b>        | 153 / 32  |
| <b>Lot Size</b>         | 13.90± AC   |
| <b>Year Built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

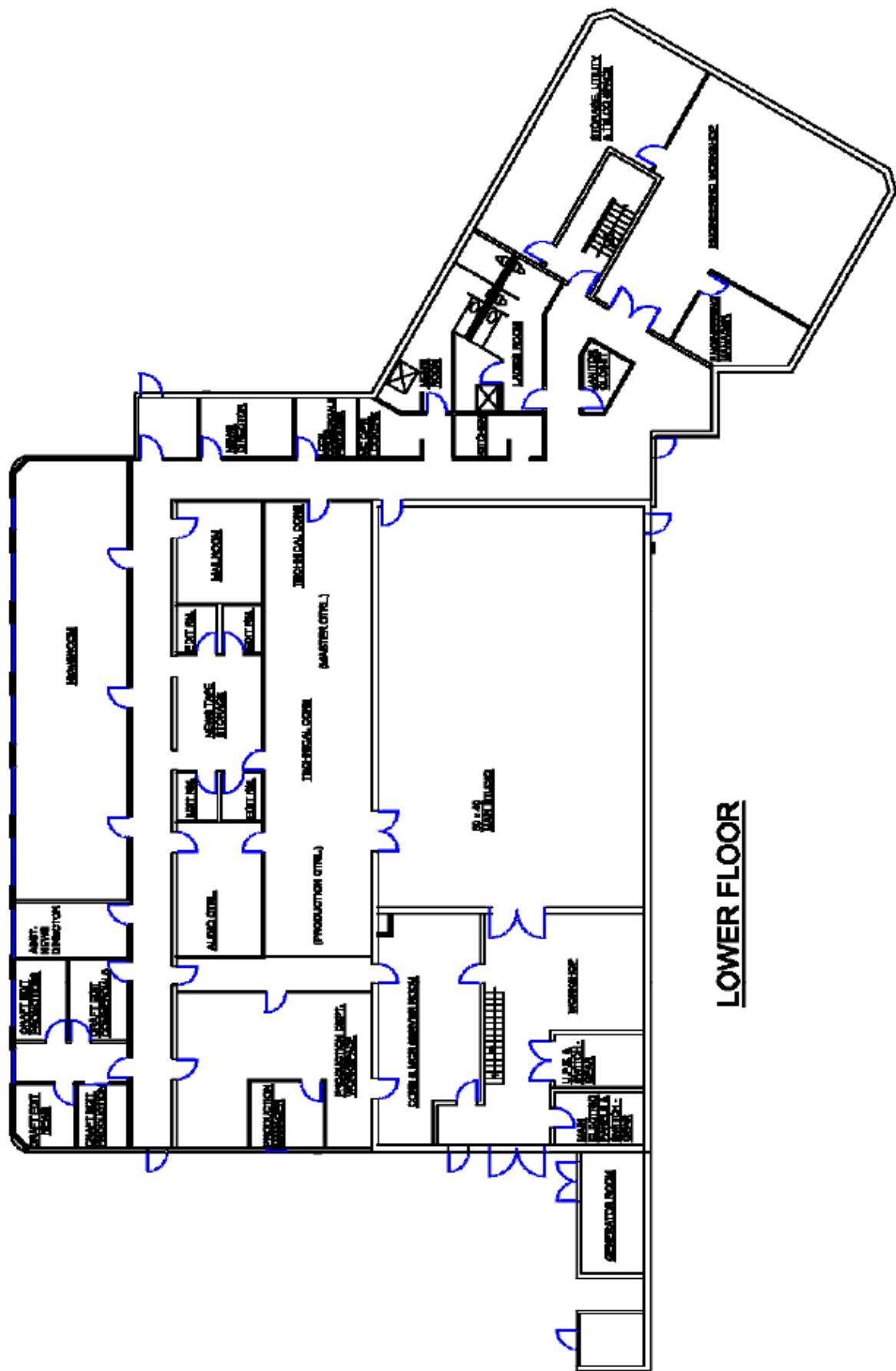
\* The communications tower on the property requires an interior space of roughly 300+- square feet or less for the computer system associated with the tower. The tower will NOT be conveyed as part of the sale and there will be an easement drafted by the Seller during due diligence.

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# FLOOR PLAN

99 Danville Corner Road, Auburn, ME 04210

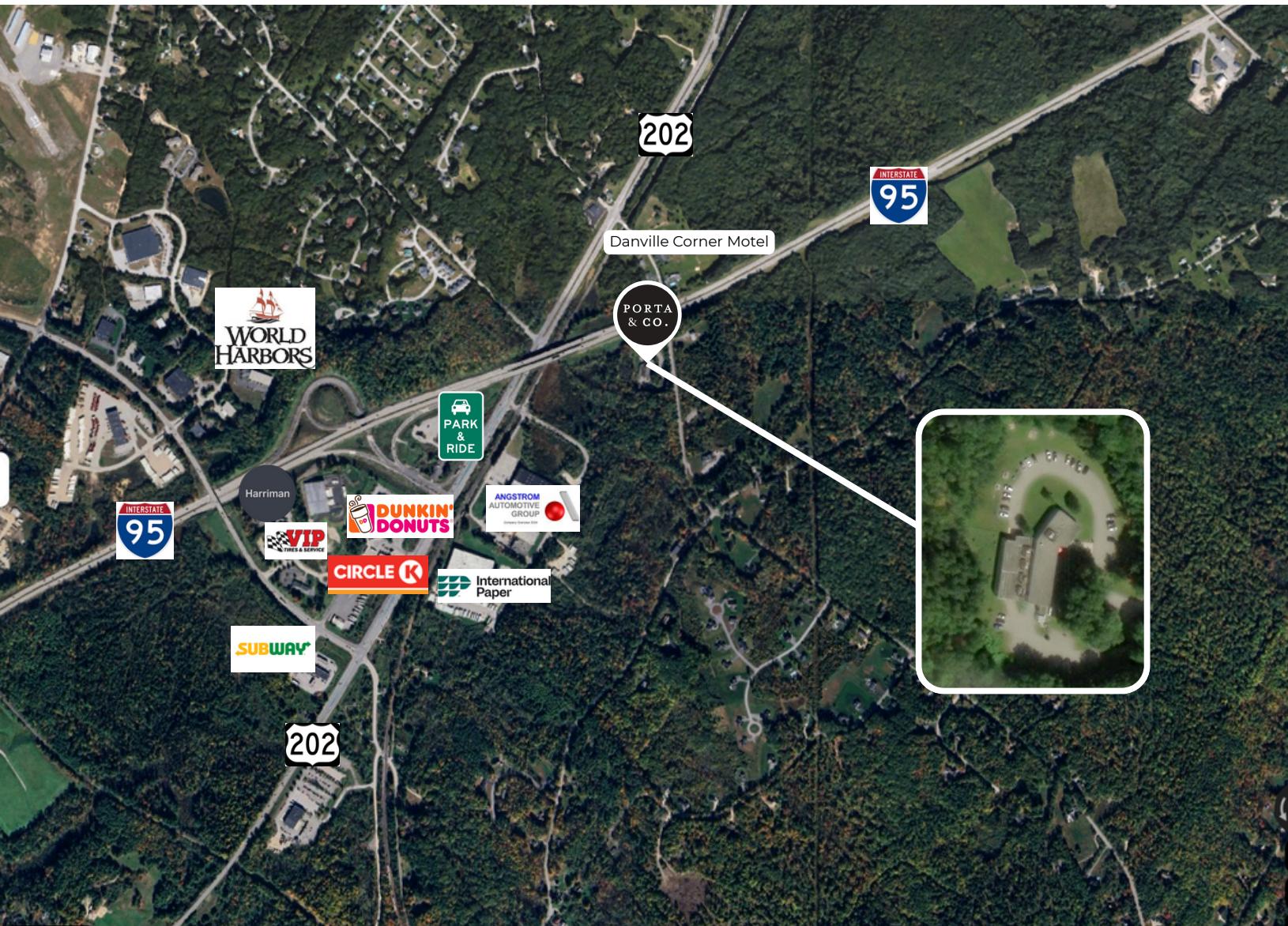




# Interior Photos

99 Danville Corner Road, Auburn, ME 04210





## CONTACT



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