

2 DeLorme Drive

YARMOUTH, ME 04096

100%

Leased Investment Opportunity



THE BOULOS COMPANY



Investment Overview & Highlights

The Boulos Company is pleased to present an investment opportunity with value-add potential: a fully leased office/industrial building located at 2 DeLorme Drive in Yarmouth, Maine with nearly 30 acres of additional land (3 separate parcels) that can be purchased in addition to this fully stabilized asset.

Investment Highlights:

Fully Leased Asset:

The building is currently 100% leased. **Garmin** is the anchor tenant as it leases 90% of the building, or 109,574± SF. The balance of the building is leased to:

- **Veritas Prime:** 6,718± SF
- **Fork Food Lab (Magno Terra Café):** 3,323± SF
- **Blue Lobster Real Estate:** 50± SF

Prime Location:

Situated immediately off Exit 17 on I-295 and visible to I-295 traffic, this property is highly visible and recognizable. This asset is approximately 10 minutes from downtown Portland.

Modern Building Features:

The property boasts the newly completed and highly regarded Magno Terra Café, a large fitness and training gym, Shelby Trained, and a modern lobby with Class A finishes that attract tenants and impress visitors.

Strong Financial Performance:

The building demonstrates strong financial metrics reflecting its investment appeal.

Stable Lease Terms:

The existing leases are well structured, with over 7.5 years remaining on the Garmin lease with annual 3% escalations.

Value-Add Potential:

The additional land parcels for purchase can be further developed to increase income and return for investors.

This fully leased office building represents a premium investment opportunity with its combination of full occupancy, strong financial performance, and advantageous location. The property offers a secure income stream with a solid tenant base, making it an attractive choice for investors seeking a high-quality asset in a growing market.

Property Details



OWNER	PROPERTY ADDRESS	BUILDING SIZE	ASSESSOR'S REF	NO. OF STORIES	LOT SIZE	ZONING	YEAR BUILT
Global Village Limited Liability	2 DeLorme Drive, Yarmouth, ME	93,752± SF (per Assesor) 119,665± SF (per lease agreements)	Map 35, Lot 02	Three (3)	10.86± Acres	C - Commercial	1997
UTILITIES	HVAC	ELEVATOR	SPRINKLER	TENANTS	PARKING / LOADING	ASSESSED VALUE	R.E. TAXES
Public water/sewer	Propane-fired heat and Central A/C	One (1)	Yes, wet system	Garmin, Veritas Prime, Fork Food Lab (Magno Terra Café), Blue Lobster Real Estate	On-site parking for 270+ vehicles; 3 loading dock doors 1 drive-in door	Bldg: \$7,471,500 Land: \$1,956,600 Total: \$9,428,100	\$221,937.47 (FY 23/24)

Available Land Parcels



Owner	Global Village Limited Liability
Address	Route 1, Yarmouth, ME
Assessor's Ref	Map 34, Lot 01
Lot Size	5.6± Acres
Zoning	C - Commercial
R.E Taxes	\$2,372.83 (FY 23/24)



Owner	Global Village Limited Liability
Address	Bayview Street, Yarmouth, ME
Assessor's Ref	Map 09, Lot 1-00A
Lot Size	7.6± Acres
Zoning	Low Density Residential
R.E Taxes	\$5,376.54 (FY 23/24)

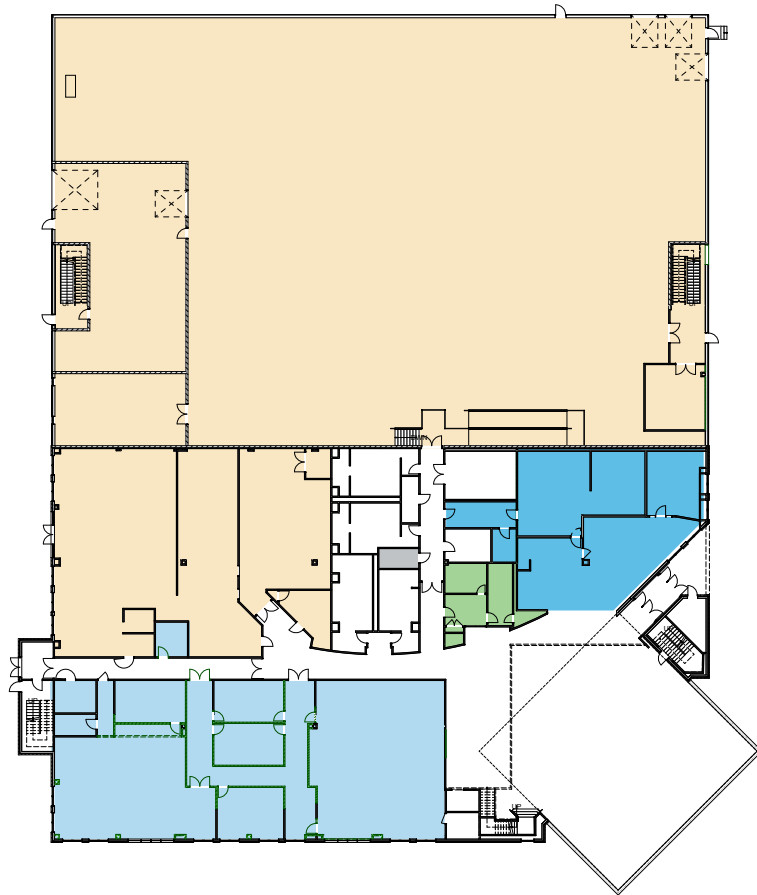


Owner	Global Village Limited Liability
Address	Route 1, Yarmouth, ME
Assessor's Ref	Map 09, Lot 1-00B
Lot Size	17.14± Acres
Zoning	Low Density Residential, Shoreland Overlay District, FEMA Flood Hazard Area (2024)
R.E Taxes	\$7,262.09 (FY 23/24)

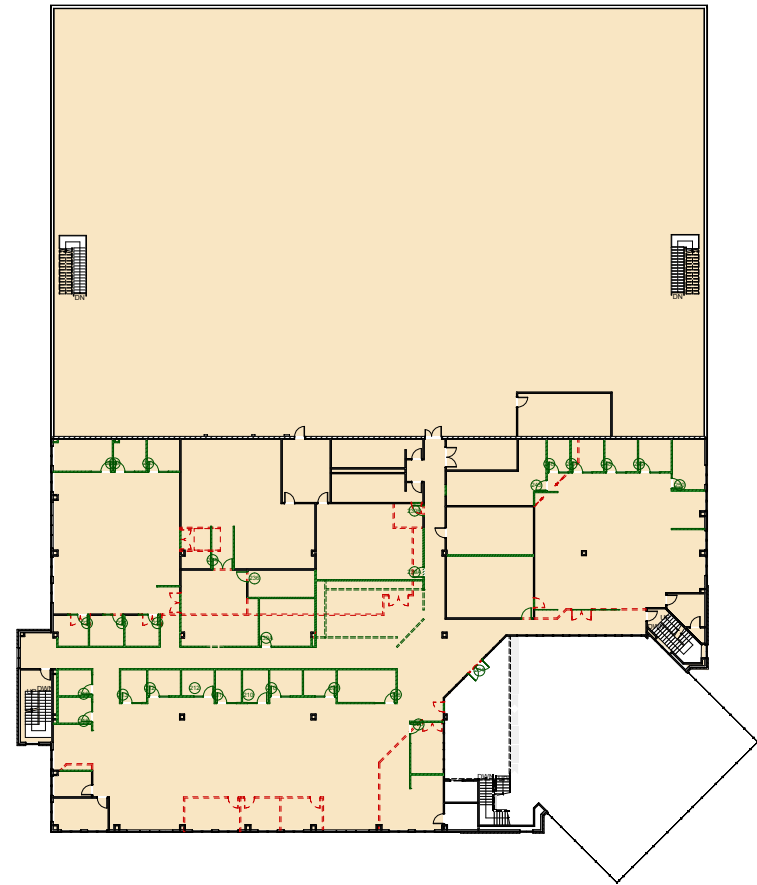


Floor Plans

- Garmin
- Veritas Prime
- Food Fork Lab (Magno Terra Cafe)
- Blue Lobster
- Owner Office



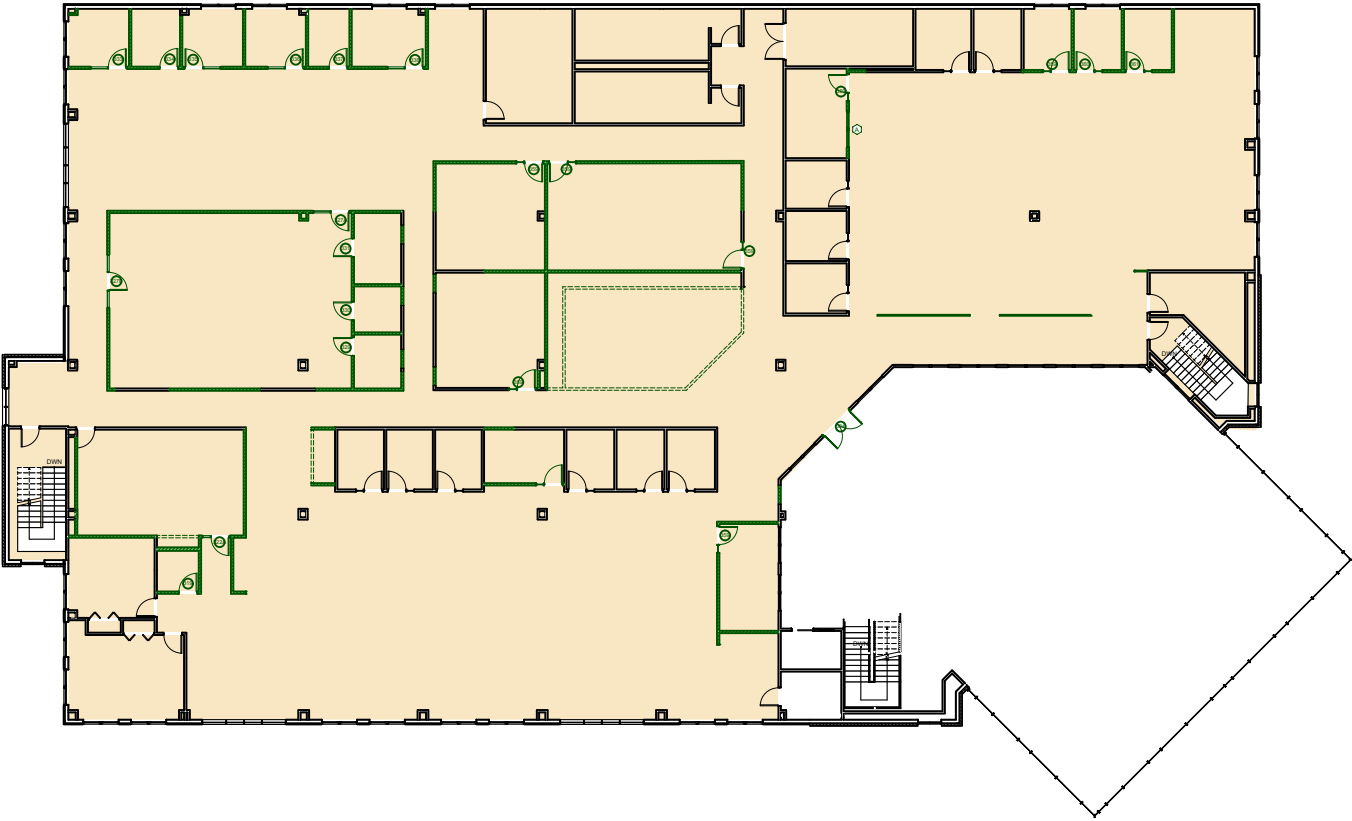
Ground Floor



Second Floor

Floor Plans

Garmin



Third Floor



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