

FOR LEASE | OFFICE / RETAIL BUILD TO SUIT

40 SOKOKIS TRAIL, WATERBORO, ME 04030



UP TO 30,000± SF
RETAIL/OFFICE
BUILD TO SUIT

PROPERTY HIGHLIGHTS

Waterboro Crossing Phase II

- Join Dunkin', Dollar General
- Subway, Associated Eye Care and Partner's Bank
- Up to 30,000± SF available as build-to-suit retail or office.
- Drive-thru available
- 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
FRONTAGE	300'
AVAILABLE SPACE	Up to 30,000± SF
BOOK/PAGE	12906/156
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)

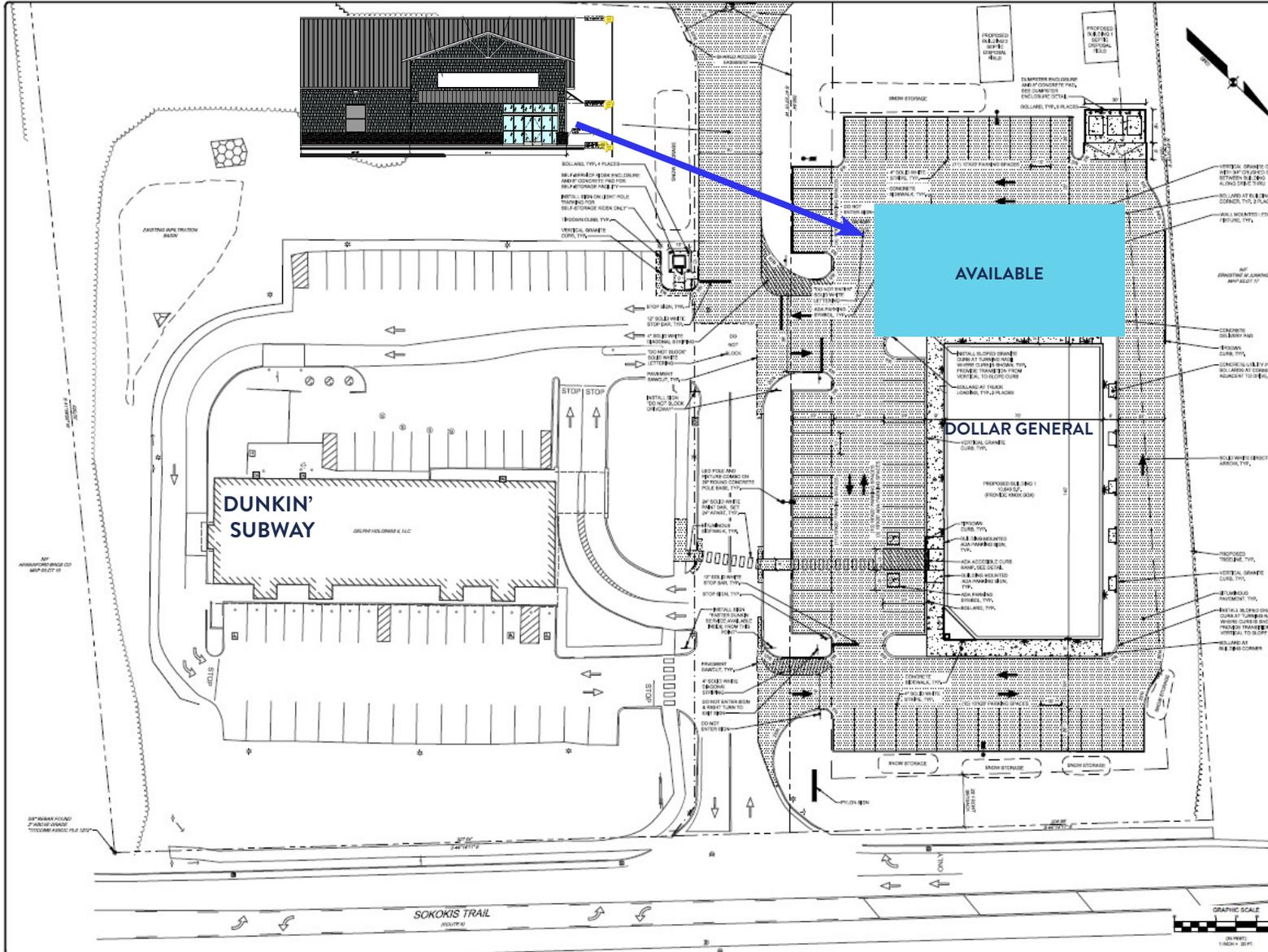


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SITE PLAN



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