

WEST FALMOUTH OFFICE

EXIT 53 | MAINE TURNPIKE

FOR SALE | LEASE



5,500± SF office condominium designed and permitted is offered within this 2± acres park. Individual and overall site infrastructure is included. Join Bay State Financial Services and Brighton Eye Care at 75 Leighton Road. This park has excellent accessibility with its close proximity to the Maine Turnpike at Exit 53. Area neighbors include TD Banknorth and the West Falmouth Crossing retail and office development.

For further information contact:

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MALONE

Commercial and Investment Real Estate

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PROPERTY SUMMARY

ADDRESS:	75 Leighton Road Falmouth, Maine 04105
OWNER:	Leighton Farm Development, Inc.
ZONE:	VMU "Village Mixed Use" District
TOTAL SITE SIZE:	2.03± acres
ACCESS:	Directly off Leighton Road with internal road to all sites and parking
SQ FOOTAGE:	Site 2 - 5,500± SF building
UTILITIES:	Public water and sewer Stubbed to site
PARKING:	Paved parking
MAP/LOT #:	Map U44, Lot 017
DEED REFERENCE:	Cumberland Co. Registry of Deeds Book 23112, Page 219
SALE PRICE:	\$185 per buildable SF (including: site work, infrastructure, building construction and finishes)
LEASE PRICE:	\$12.75 PSF Triple Net (NNN)

Conceptual Elevations

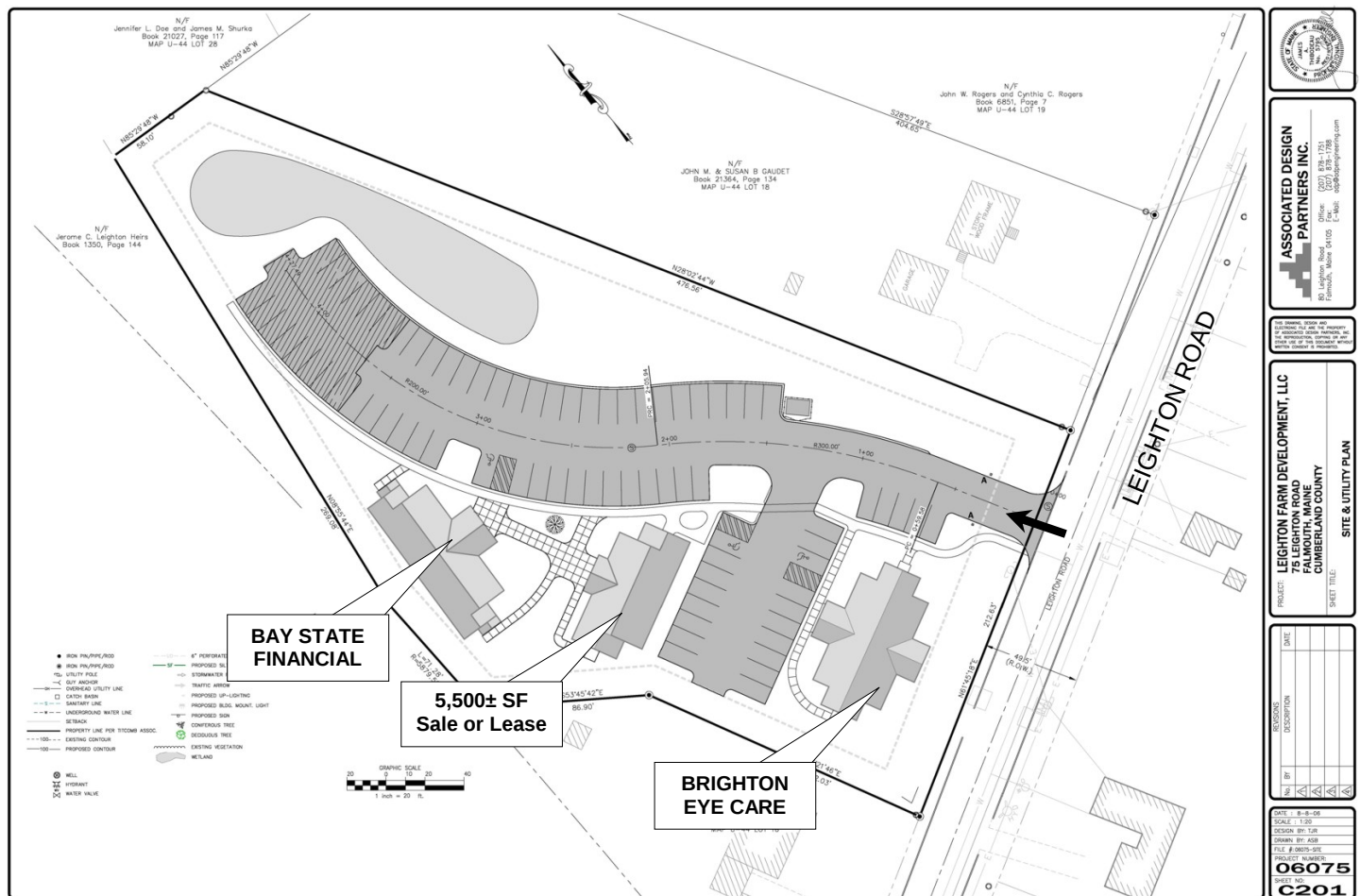
Conceptual floor plan available on request



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SITE PLAN



BAY STATE FINANCIAL



BRIGHTON EYE CARE

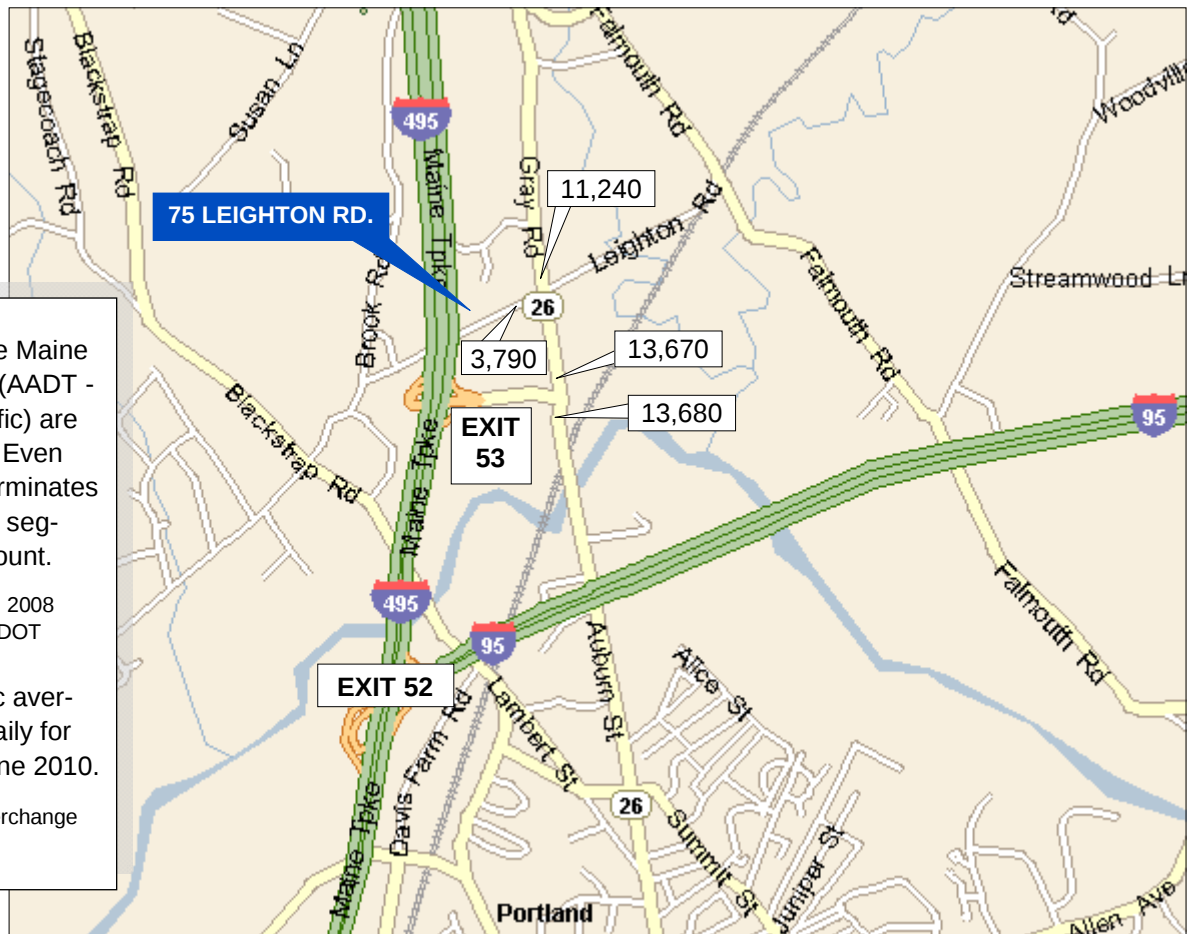
GENERAL AREA

The site is adjacent to the Maine Turnpike. Traffic counts (AADT - annual average daily traffic) are noted on the area map. Even though Leighton Road terminates at the turnpike, this small segment has a 3,790 daily count.

Source: Traffic Volume Counts, 2008 Annual Report, State of Maine DOT

Exit 53 interchange traffic averaged 10,395± vehicles daily for the 12 months ending June 2010.

* Maine Turnpike Authority Interchange Statistics



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