


F.O. BAILEY
REAL ESTATE

EST. F.O. BAILEY COMPANY 1819

FOR SALE OR LEASE

Office Space

3 Godfrey Drive, Orono, Maine



27,098 SF to 54,196 SF

AVAILABLE

\$7.50 psf NNN

\$2,350,000

CONTACT

David Jones Realtor - Broker
David@FOBailey.com
207-650-3455

All information regarding this property is subject to change at any time without notice and is presented "as is", without any representations or warranties, including without limitation any warranty of accuracy or completeness of the information.



FOR SALE OR LEASE

Office Space

3 Godfrey Drive, Orono, Maine

PROPERTY FEATURES

- Building layout includes: lobby, cafeteria, locker rooms, large bathrooms, conference rooms, lab space, cubicles
- Full building generator
- Conveniently located just off of 95/Maine Turnpike
- Located in Pine Tree Zone making the property eligible for tax incentives

PROFORMA (2019)

	ANNUAL	PSF
Gross Rental Income	\$406,485	7.50
Total Expenses	\$142,270	\$2.63
Net Operating Income	\$264,215	\$4.88

PROPERTY INFORMATION

PROPERTY ADDRESS	3 Godfrey Drive Orono, ME
PARKING	4.61/1,000 SF (250 spaces)
ZONE	COM
BUILT	2001
PROPERTY TYPE	Office/Medical Office
ELECTRICAL	3 Phase power
WATER/SEWER	Public/Public
LOT SIZE	7.00 AC
BUILDING SIZE	54,196± SF
TAXES (2019)	\$72.036.00
SF AVAILABLE	27,098± SF to 54,196± SF
LEASE RATE	\$7.50 NNN
CAM CHARGES	\$1.33 /SF/Yr
SALE PRICE	\$2,350,000
BROKER	David Jones

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FOR SALE OR LEASE

Office Space

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FIRST FLOOR

SPACE AVAILABLE	27,098 SF
SPACE USE	Office
BUILD OUT AS	Call Center
LEASE TERM	Negotiable
DATE AVAILABLE	30 Days
CLEAR CEILING HEIGHT	10 FT
RENTAL RATE	7.50 psf NNN
CAM CHARGES	\$1.33 /SF/Yr
BROKER	David Jones

FL 1 AMENITIES

- Freezer (Space)
- Partitioned Offices
- Air Conditioning
- Reception
- Central Heating
- Security System
- Dedicated Shower Facilities
- Shared Shower Facilities
- Fully Carpeted
- Conference Rooms
- High Ceilings
- Emergency Lighting
- Kitchen Facilities
- Print/Copy Room
- Natural Light
- Private Restrooms

SECOND FLOOR

SPACE AVAILABLE	27,098 SF
SPACE USE	Office
BUILD OUT AS	Call Center
LEASE TERM	Negotiable
DATE AVAILABLE	30 Days
CLEAR CEILING HEIGHT	10 FT
RENTAL RATE	7.50 psf NNN
CAM CHARGES	\$1.33 /SF/Yr
BROKER	David Jones

FL 2 AMENITIES

- Air Conditioning
- Central Heating
- Bio-Tech/ Lab Space
- Fully Carpeted
- Conferencing Facility
- Natural Light
- Security System
- Drop Ceiling
- Signage
- Wi-Fi

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INTERIOR PHOTOS



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3 Godfrey Drive, Orono, Maine

Area businesses include:

- University of Maine Orono
- Black Bear Inn & Conference Center
- Timberland Animal Hospital
- Four Directions Development Corporation
- Box of Maine

Sunkhaze
Meadows
National
Wildlife...

3 Godfrey Drive

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