

FOR SALE OR LEASE

CLASS A OFFICE OR MEDICAL BUILDING

407 U.S. ROUTE 1, FREEPORT, MAINE



PRICE REDUCED

Great location & visibility!

- 5,064± SF single story Class A Office and/or Medical building on 1.72± acres with 210' of frontage
- Many private offices and office/treatment/exam rooms, conference room, reception, waiting room, procedural waiting room, nurse station, administrative suite, kitchen, staff and flex areas + more
- Offers quick access to I-95 at Desert Road (Exit 20)

Call Andrew to arrange a showing!



ANDREW INGALLS
207.358.7024 direct
207.553.7035 direct fax
andrew@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 main
www.malonecb.com

PROPERTY SUMMARY

407 U.S. ROUTE 1 - FREEPORT, MAINE



MALONE
COMMERCIAL BROKERS
CONNECTED, LOCAL, SAVVY.

GENERAL PROPERTY INFORMATION

SITE SIZE:	1.72± acres	ELECTRICAL:	Circuit breakers
FRONTAGE:	210±'	HVAC:	Propane FHA/Central A/C
ZONE:	Business	GENERATOR:	On-site propane powered electric back-up generator
BUILDING SIZE:	5,064± SF	SPRINKLER:	Yes
BUILT:	2006	UTILITIES:	Public water & sewer; Propane gas
STORIES:	1	PARKING:	20± on site spaces
CONSTRUCTION:	Wood frame	SIGNAGE:	Pylon
FOUNDATION:	Concrete	ASSESSOR REFERENCE:	Map 23, Lot 66
EXTERIOR:	Wood shingles	ASSESSED VALUE:	\$430,600 Building <u>\$252,100</u> Land \$682,700 (2015-2016)
ROOF:	Architectural shingles	REAL ESTATE TAXES:	\$10,786.66
LIGHTING:	Fluorescent, parabolic, recessed mix	DEED REFERENCE:	Cumberland Co. Registry of Deeds Book 22598, Page 251
CEILINGS:	9± feet		
FLOORING:	Carpet	AVAILABLE:	Spring 2017

SALE PRICE: ~~\$929,000.00~~ **\$879,000.00**

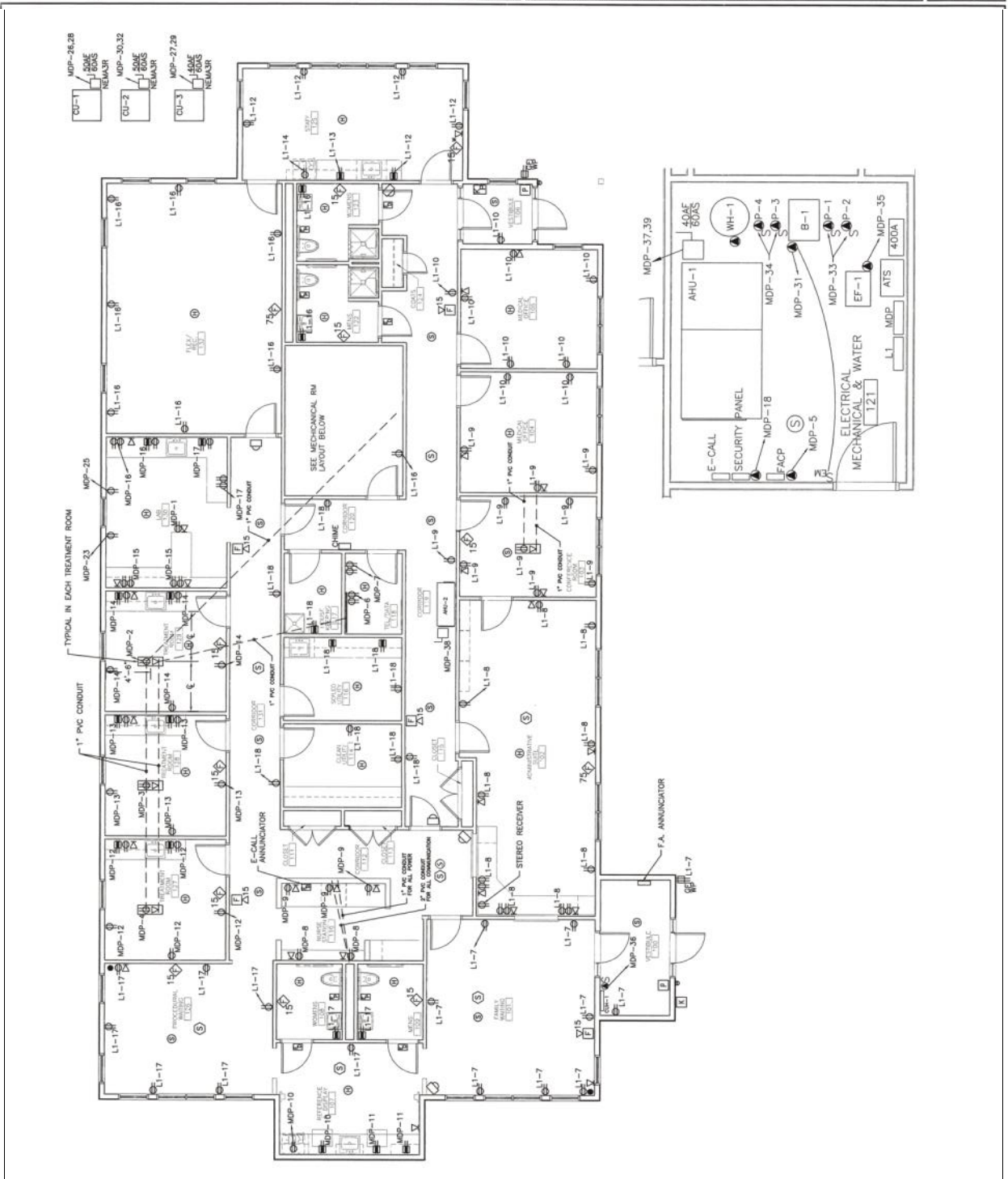
LEASE RATE: \$ 16.50 SF NNN

BUILDING LAYOUT

407 U.S. ROUTE 1 - FREEPORT, MAINE



	ANTHONY MANCINI, INC. 179 SHELDON STREET PORTLAND, MAINE 04101 (207) 774-9329 FAX (207) 772-1896 EMAIL: INFO@MANCINI.ELECTRICAL.COM CELEBRATING 40 YEARS OF SERVICE "WE APPRECIATE YOUR BUSINESS."	Revision Table: <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>11.23.05</td> <td>Rev. per Architect's notes</td> </tr> <tr> <td>B</td> <td>01.11.05</td> <td>Rev. per EDC notes</td> </tr> <tr> <td>C</td> <td>01.11.05</td> <td>Rev. per EDC notes</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	A	11.23.05	Rev. per Architect's notes	B	01.11.05	Rev. per EDC notes	C	01.11.05	Rev. per EDC notes	PROJECT NAME AND ADDRESS: LUX Associates Office Building U.S. Route One Freeport, Maine	SHEET NAME: Power, Fire Alarm & Voice/Data 1st Floor	CHECKED BY: A.MANCINI DATE: 7/2005 SCALE: 1/8" = 1'-0"	SHEET: E3
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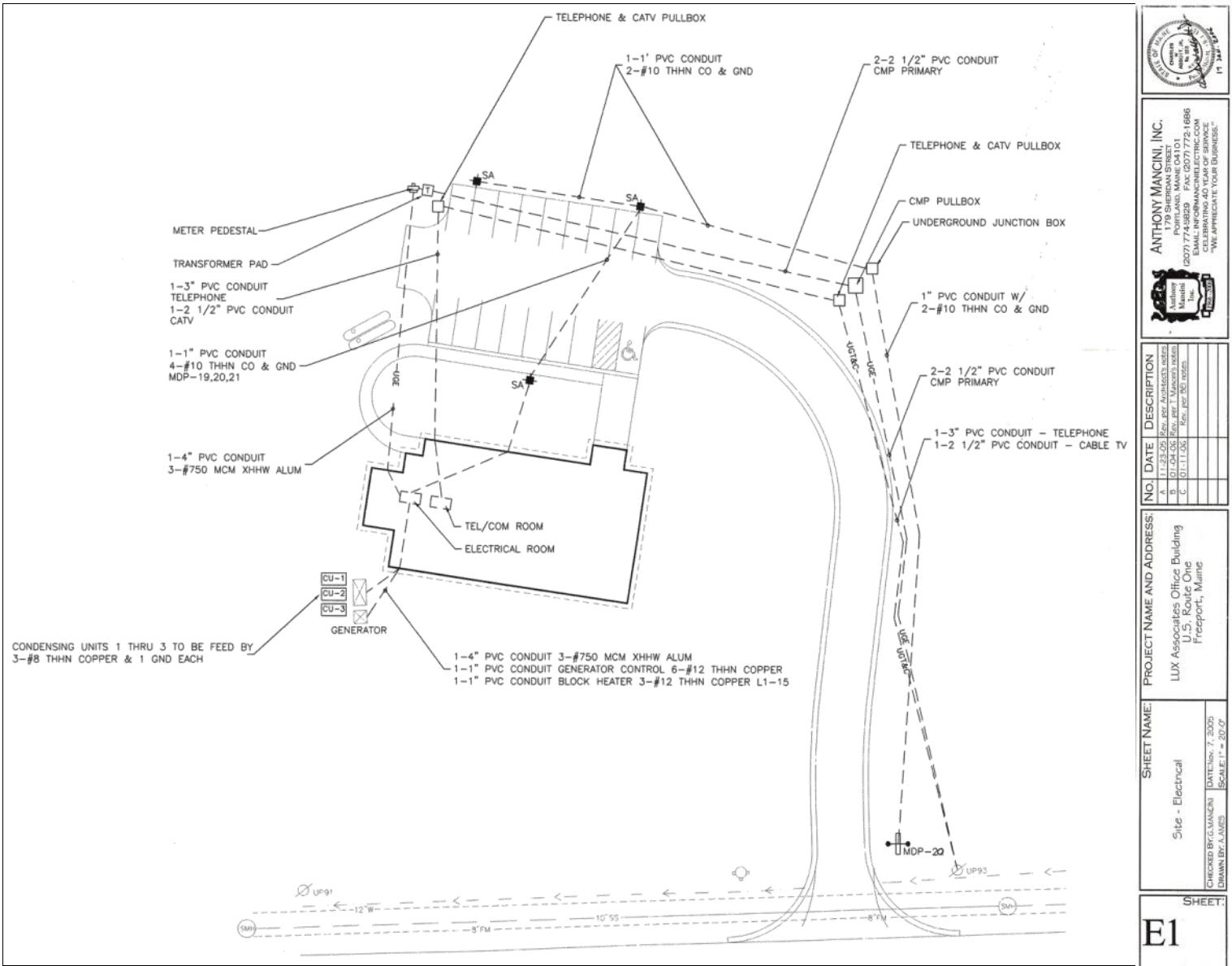


SITE PLAN

407 U.S. ROUTE 1 - FREEPORT, MAINE



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STATE OF MAINE
REGISTERED PROFESSIONAL ELECTRICIAN
179 SHERMAN STREET
FREEPORT, MAINE 04101
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INTERIOR PHOTOS

407 U.S. ROUTE 1 - FREEPORT, MAINE



MALONE
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LOCATION

407 U.S. ROUTE 1 - FREEPORT, MAINE
CLASS A PROFESSIONAL OFFICE SPACE



For more information or to schedule a tour, give Andrew a call.



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