

FOR LEASE | OFFICE/RETAIL SPACE

40 SOKOKIS TRAIL, WATERBORO, ME 04030



PROPERTY HIGHLIGHTS

Waterboro Crossing Phase II offers 2,300± SF of office/retail space for lease, with the potential to subdivide to 1,000± SF. Currently in shell condition, the space provides an opportunity for tenants to customize the layout and finishes to suit their needs.

- Join Dunkin', Dollar General, Saco Bay PT, Subway, Associated Eye Care, and Partners Bank
- Flexible office or retail opportunity
- Customizable shell space
- Traffic counts of 8,300 vehicles per day

LEASE RATE: \$25.00/SF NNN



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PROPERTY DETAILS

OWNER	Delphi Holdings, LLC
AVAILABLE SPACE	2,300± SF (potential subdivision to 1,000± SF)
ZONING	Village District
UTILITIES	Public water, private septic
SIGNAGE	Proposed street pylon and building signage
TRAFFIC COUNT	8,300± Vehicles per day (VPD)
LEASE RATE	\$25.00/SF NNN

CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.