

FOR LEASE

Office/Retail Suites

100 - 4,014 SF



Mayo Mill : 5 East Main Street, Dover-Foxcroft

Property Highlights

- *Newly Renovated Mill Complex*
- *High Ceilings*
- *Abundant Natural Light*
- *Ample On-Site Parking*

Property Description

We are pleased to offer multiple Class A office/retail suites for lease in the newly renovated Mayo Mill. The mill was built in 1844, along the Piscataquis River in the heart of Dover-Foxcroft. The mill produced wool and wood products for over 163 years. *The redevelopment project is the first of its kind in Piscataquis County – a modified mill complex for mixed use, using entirely renewable energy. Mayo Mill houses an economic hub of eight different businesses including a boutique hotel, a café, 22 residential apartments, and a data center – the routing hub for newly expanded broadband internet access in this part of rural Maine.* (source: www.ceimaine.org/about/cei-stories/mayo-mill/)



TC Haffenreffer | tc@dunhamgroup.com | 207.956.0091
Sylas Hatch | shatch@dunhamgroup.com | 207.485.5511
207.773.7100 | dunhamgroup.com



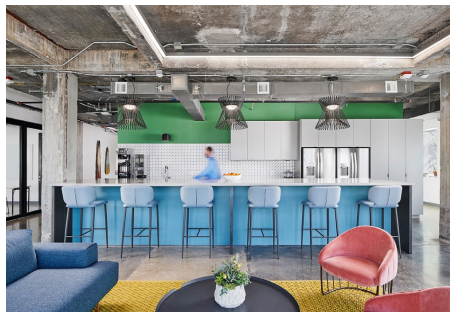
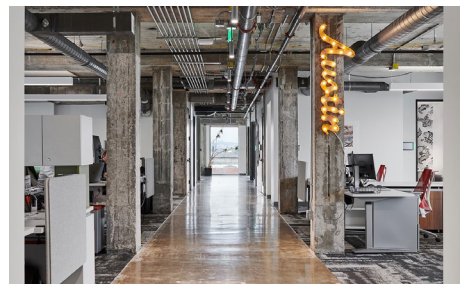
Property Overview

Owner	Mayo Mill Holdings, LLC
Building Size	24,316± SF
Lot Size	1.5± acres
Available Space	100 - 4,014± SF
Assessor's Reference	036-001-1277
Zoning	Downtown (D)
Year Built	1844, renovated in 2017
Flooring	Concrete
Utilities	Public
HVAC	Energy efficient windows and geothermal heating/cooling
Electrical	Hydro-electric
Sprinkler System	Wet
Bathrooms	In common
Parking	Ample on-site
Accessibility	Yes, ADA

FOR LEASE: SEE BROKER

Base rent includes property tax, water/sewer, common area cleaning, snow removal and building maintenance.

Mayo Mill



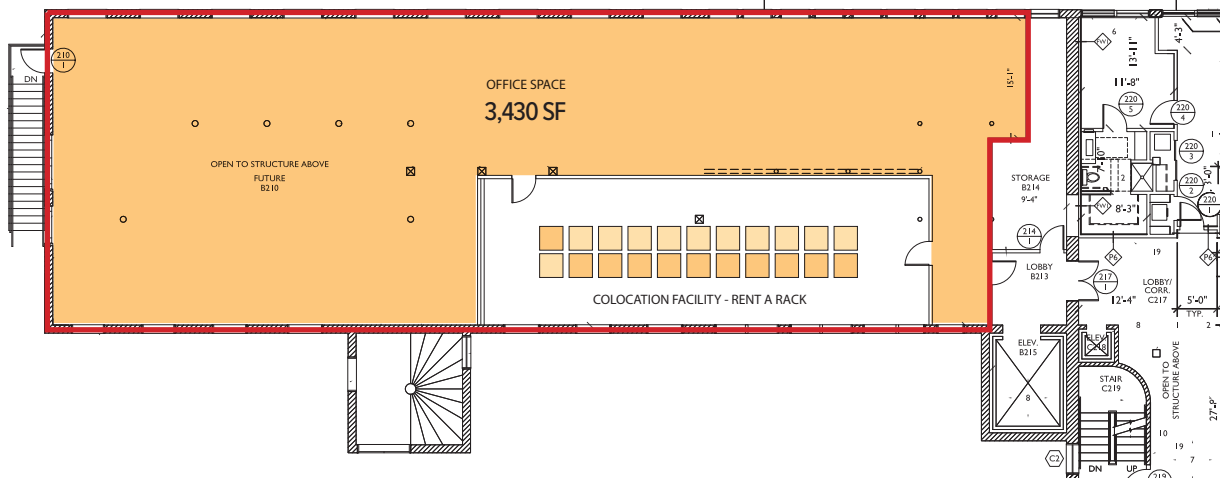
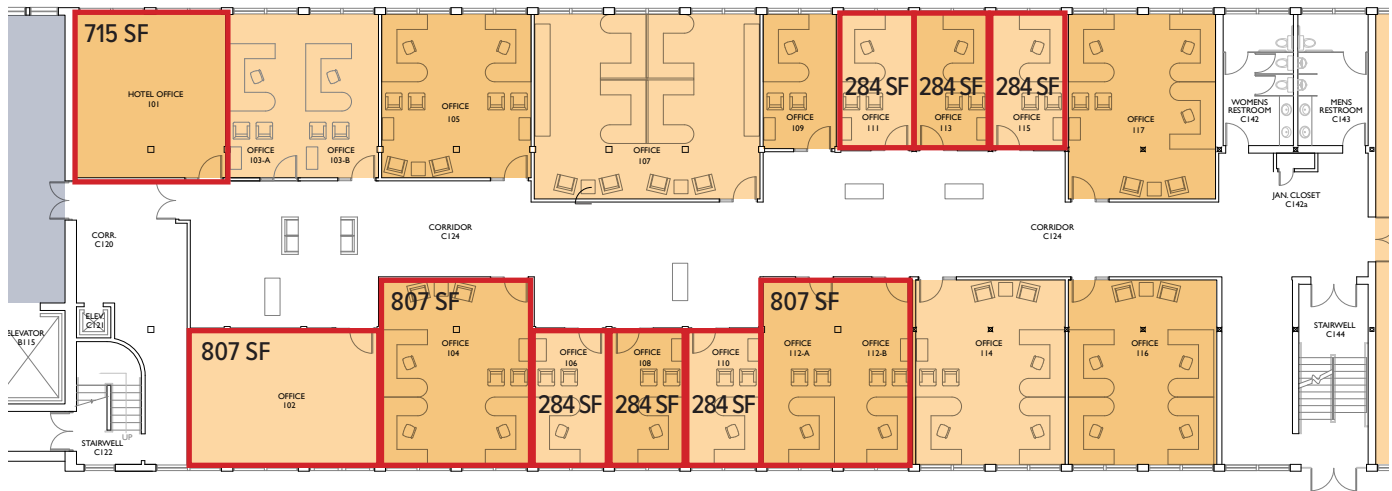
THE MILL INN AND CAFE

OFFICE SPACE



AVAILABLE SUITES

101	715 SF	108	284 SF	113	284 SF	B212	100 SF
102	807 SF	110	284 SF	115	284 SF	B210	600 SF
104	807 SF	111	284 SF	120	4,014 SF		
106	284 SF	112	807 SF	B1	3,430 SF		



Mayo Mill

Following Base Year Expense Included in rent:

- Property Taxes
- Water
- Sewer
- Common Area Cleaning (Halls)
- Snow Removal
- Yard and Building Maintenance

Features

- Historic Building in the heart of Dover-Foxcroft
- Tall Ceilings
- Energy Efficient Windows and Geothermal Heating / Cooling
- Gigabit Internet & 3 Ring Binder Access
- Ample Parking



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.