

# FOR SUBLEASE

Office/Mixed-Use

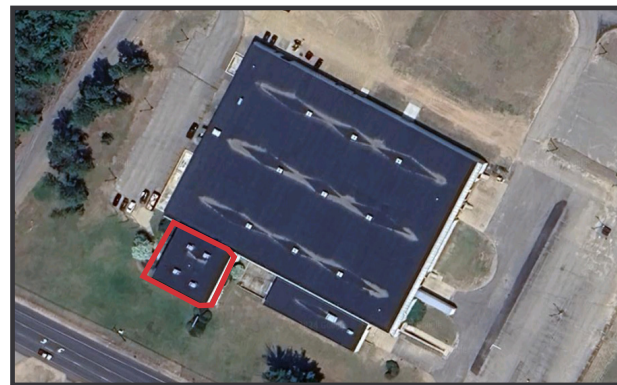
11,000± SF | \$8.00/SF NNN



## One Eagle Drive, Sanford

### Property Highlights

- 12 minutes from Exit 19 and 25, off the Maine Turnpike/I-95
- Across the street from Sanford Seacoast Regional Airport
- Recently Updated



### Property Description

We are pleased to offer for sublease this recently updated, two-story office suite at One Eagle Drive in Sanford. This space is independent of the balance of the warehouse, occupied by Volk Paxit (box storage). The suite features a balance of open space and private offices. Located in South Sanford, the property is twelve minutes from both Exit 19 and 25 off I-95 and is adjacent to Lowes/Walmart and directly across the street from the Sanford Seacoast Regional Airport.

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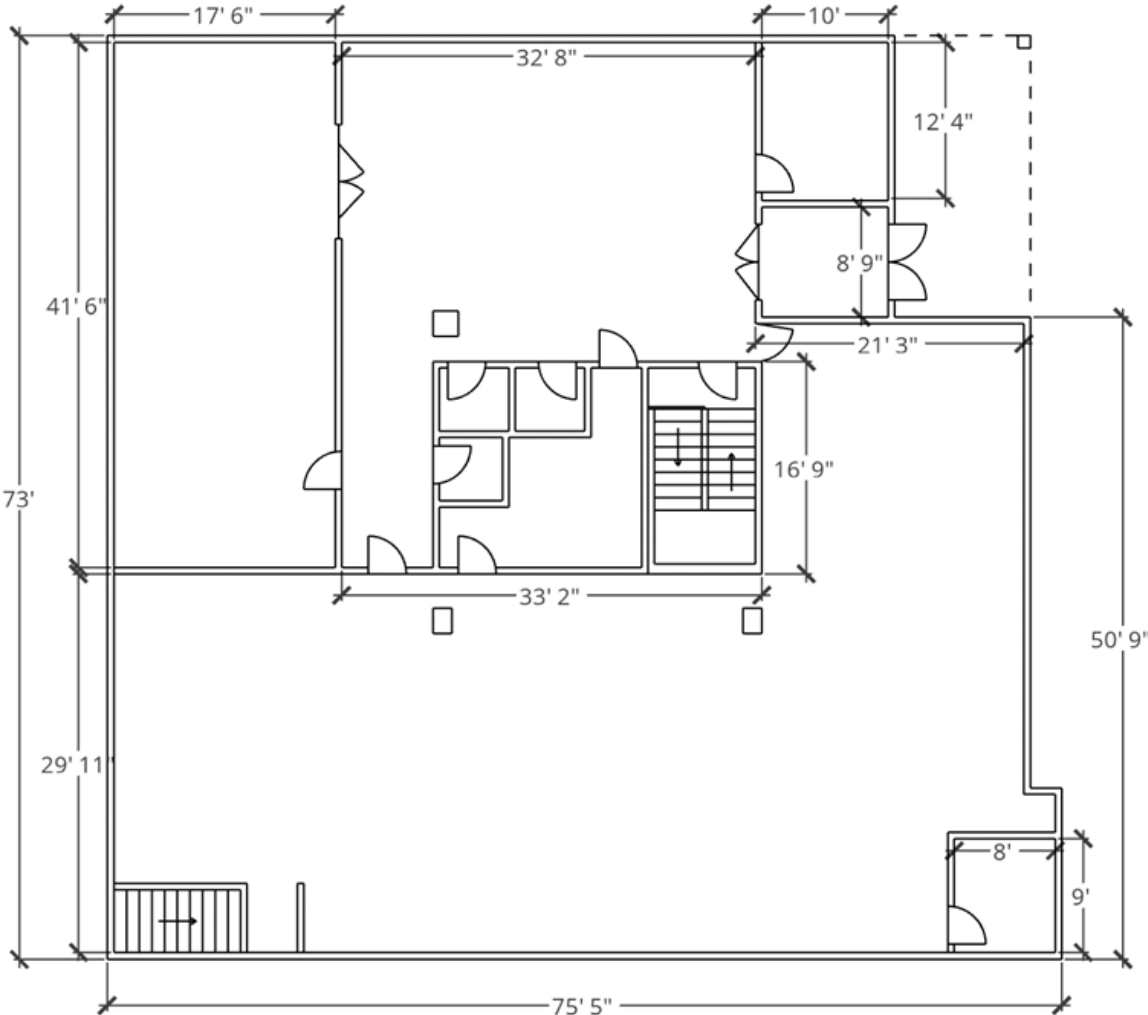
## Property Overview

Landlord	One Eagle, LLC.
Sub-Landlord	Volk Packaging Corporation
Building Size	97,150± SF
Available Space	11,000± SF total both floors
Zoning	Industrial Business (IB)
Lot Size	12± acres
Year Built	1981, fully renovated including new roof in 2020
Building Construction	Steel frame
Roof	Flat, rubber membrane
Flooring	Commercial VCT and Pergo hardwood floor throughout
Utilities	Public water, sewer and natural gas
HVAC	Central HVAC throughout
Electrical	3-phase, 480 Volt
Lighting	LED's throughout
Sprinkler System	Yes, wet-system
Bathrooms	Four (4) individual stalls, two on each floor
Parking	Ample free parking, in-common on-site
Traffic Counts	15,248± cars/day AADT
Road Frontage	803± ft. along Main Street (Route 109)

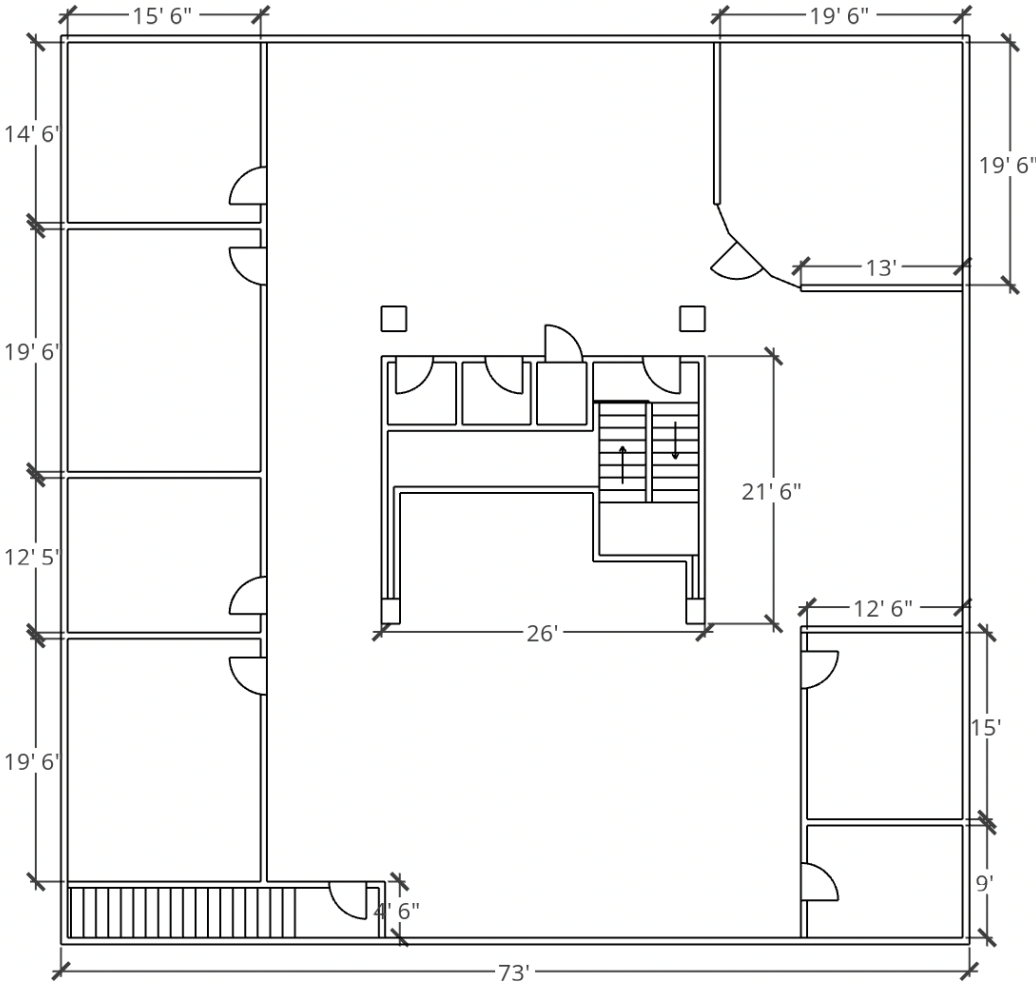
**FOR LEASE : \$8.00/SF NNN    Estimated NNNs : \$2.02/SF**



First Floor Office

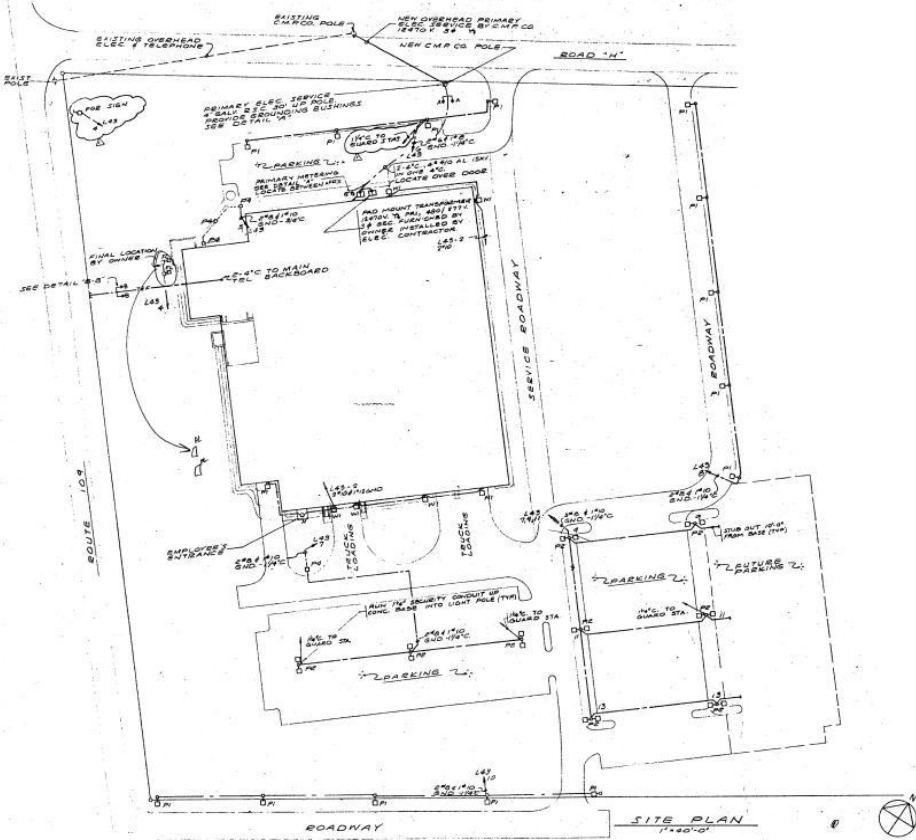


1 Eagle Drive  
Second Floor Office





SITE PLAN



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.