

# FOR LEASE

## Office/Light Industrial Space

5,000- 40,365± SF | \$10.50 - \$12.00/SF NNN



## Two Stonewood Drive, Freeport

### Property Highlights

- Conveniently located between I-295, Exits 17 & 20
- 17± minute drive from Downtown Portland
- All rooftop HVAC units are less than 5-years old
- Efficient common area space and elevator access to all 3 floors
- 2nd floor subdividable down to 5,000± SF
- 10,233 SF can be converted to light industrial/lab/R&D space
- Direct access to Bliss Woods Trail System (Freeport Conservation Trust)

### Property Description

We are pleased to offer 5,000 - 40,365± SF of office space for lease at this meticulously maintained, Class A, multi-tenanted office campus in South Freeport, Maine. Up to 10,233 SF could be converted to light industrial/lab/R&D space with 10' clear height and loading dock capability. Two Stonewood Drive offers amenity rich, cost-effective space with easy access to Greater Portland, the Midcoast, and Central Maine Markets. Join the likes of Maine Beer Company, Mast Landing, and L.L. Bean in business-friendly Freeport.



### Broker Contact

Sam LeGeyt

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## Property Overview

Owner	Two Stonewood, LLC	
Building Size	58,050± SF	
Available Space	5,000 - 40,365± SF	
Space Breakdown	Lower Level	1,099± SF
	First Floor	10,233± SF - can be converted to light industrial/lab/R&D space
	Second Floor	24,558± SF - subdividable down to 5,000± SF (5,000 SF space - \$12.00/SF)
Assessor's Reference	Map 23, Block 70, Lot B	
Year Built	1995, renovated 2007 & 2018	
Building Construction	Steel frame & wood siding	
Bathrooms	Multiple per floor, in common	
Loading Dock	Capability to add loading dock to first floor space	
Accessibility	Elevators - ADA accessible	

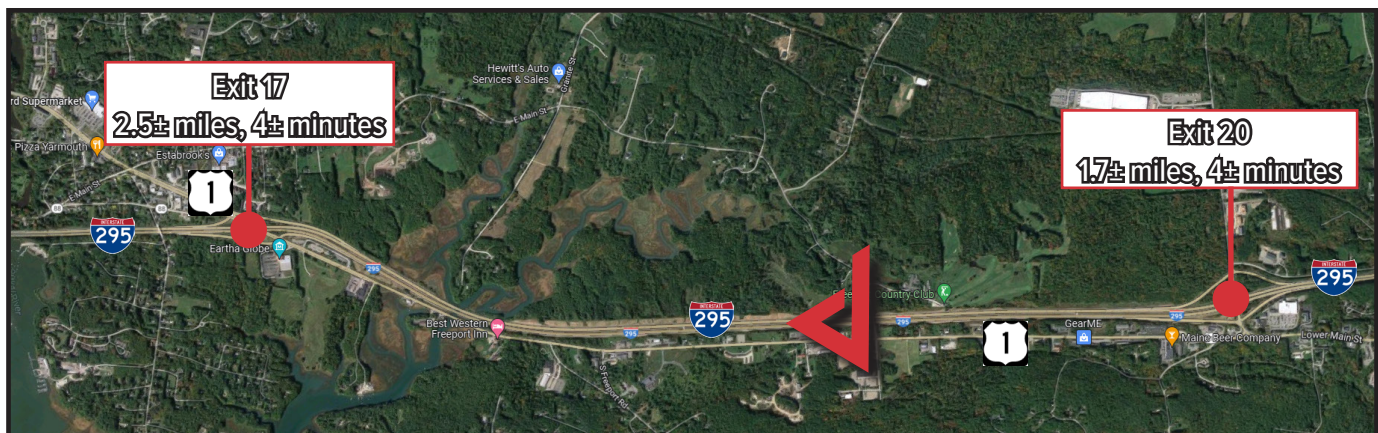
**FOR LEASE : \$10.50 - \$12.00/SF NNN - Estimated NNNS : \$5.27/SF (heat & electric included)**

### TWO STONEWOOD VS. DOWNTOWN PORTLAND

	Downtown Portland Average	Two Stonewood	Two Stonewood Savings \$/SF
Square Footage	10,000±	10,000±	
Base Rent \$/SF (NNN)	\$20.00	\$12.50	\$7.50
CAM's \$/SF	\$7.00	\$6.00±	\$1.00
Utility Expenses \$/SF	\$2.50	Inc. in CAM's	\$2.50
Parking Expenses \$/SF*	\$7.20	Free	\$7.20
Total \$/SF	\$36.70	\$18.50	\$18.20
Total Annual Expenses	\$367,000	\$180,000	

**Bottom line company savings for Two Stonewood versus Downtown Portland : \$187,000/year**

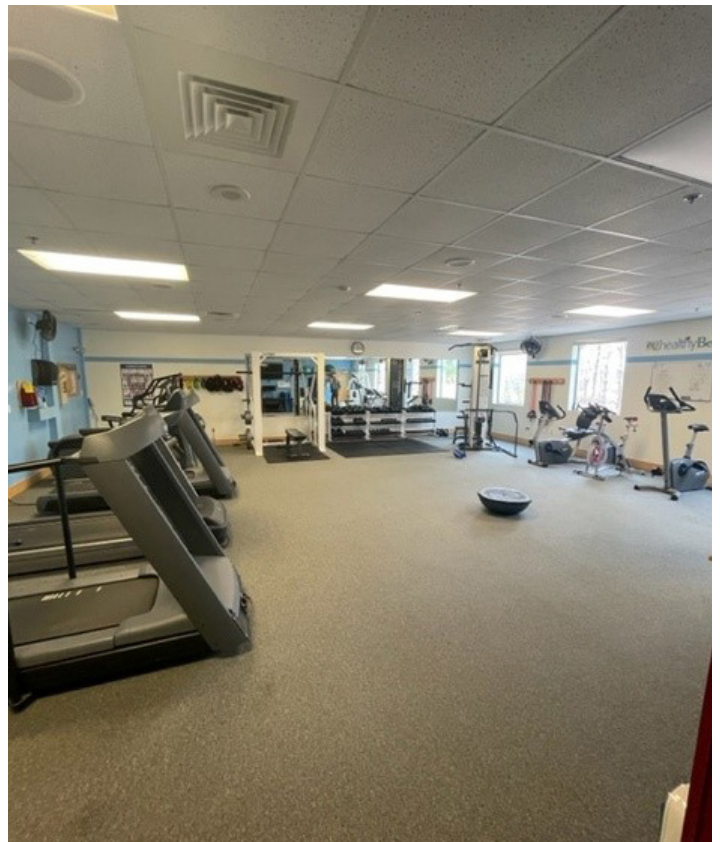
\*\$120/space/mo x 50 employees



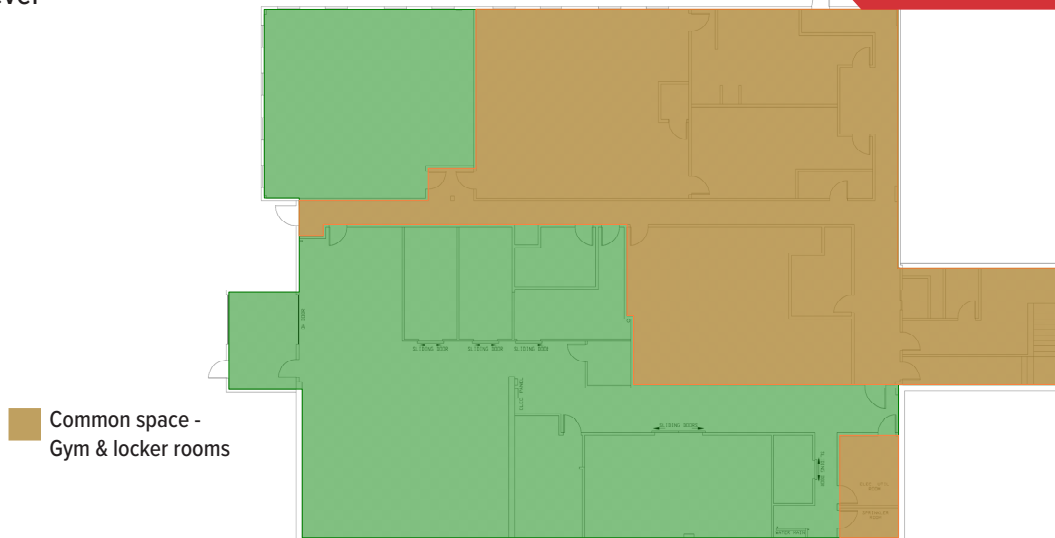


## On-site Amenities

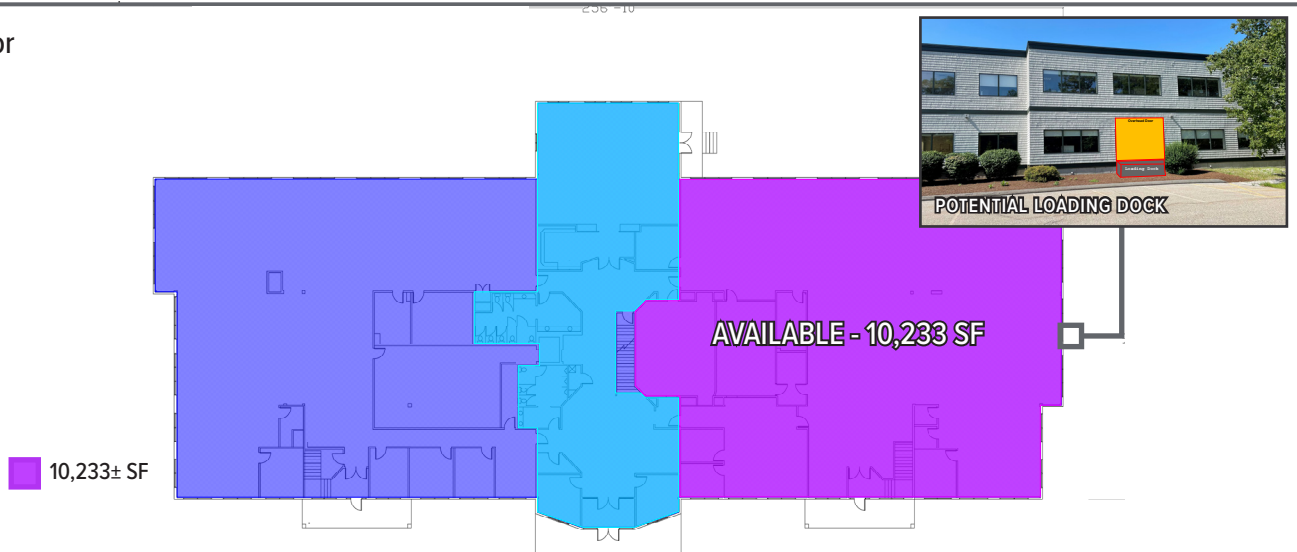
- Cafeteria
- Fitness Facility
- Locker Rooms



## Lower Level



## First Floor



## Second Floor

AVAILABLE - 24,553 SF  
Subdividable to 5,000± SF

