

Office Building

Location: 14 Access Highway
Caribou, Maine 04736

Building Size: 17,000 Sq.Ft. Total
9,000 Sq.Ft. Available

Parking: Private, 101 Parking Spaces

Construction Type: Wood Frame on Concrete Slab. Shingled Roof. Municipal Water & Sewer.

Construction Year: 1989. Ongoing Renovations and Upgrades.



Lease Rate: \$15.00 per Sq Ft. Gross Heating/Cooling, Property Taxes, Interior & Exterior Maintenance including janitorial, snow removal, trash removal, and some electricity.

Available Telecom Services: T1, T3, Fiber Optic, Cable Internet. All offices are wired with CAT 5 cable. Building contains dedicated, climate controlled server room.

Zoning: Commercial

Labor Market Area:



	Population	Labor	Unemployment
Caribou LMA	38,596	20,650	4.1%
Aroostook Cnty	73,938	37,310	4.8%
Aroostook & NB	157,905	78,325	8.8%

Household Income: \$29,722

Mean Commute Time: 19 Minutes.

Position	Min	Max	Median
Accountant	\$12.06	\$16.07	\$15.14
Accounting Clerk	\$7.66	\$10.77	\$9.54
Customer Service Rep	\$8.91	\$14.03	\$11.17
Computer Operator	\$9.53	\$12.56	\$10.80
Computer Programmer	\$11.47	\$15.17	\$12.98
Data Entry Clerk	\$6.67	\$9.88	\$7.83

Notes: This property is Class A office space in impeccable condition. The building has a card-access security system. The facility is currently fitted out with offices but is configurable for other lay-outs. The building is located in a highly accessible commercial district and is also located in two economic incentive zones.

Incentive Zones: Pine Tree Development Zone
Rural Empowerment Zone.
For more information about the benefits of these economic incentive zones, contact a representative of the Aroostook Partnership for Progress.