

FOR LEASE | RETAIL / FLEX SPACE

75 NORTHPORT DRIVE, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- Flexible and customizable leasing opportunities from 4,410± SF to 20,725± SF with convenient access to I-95, I-295, and downtown Portland
- High ceiling heights from 17.5' to 19.5'
- Favorable B-2 zoning permits a variety of uses, including retail, restaurant, office, and low impact industrial
- Adjacent to popular destinations including NxGen Fitness, Woof. Play. Eat., and the future Training Ground indoor soccer facility

LEASE RATE: See broker for details





PROPERTY DETAILS

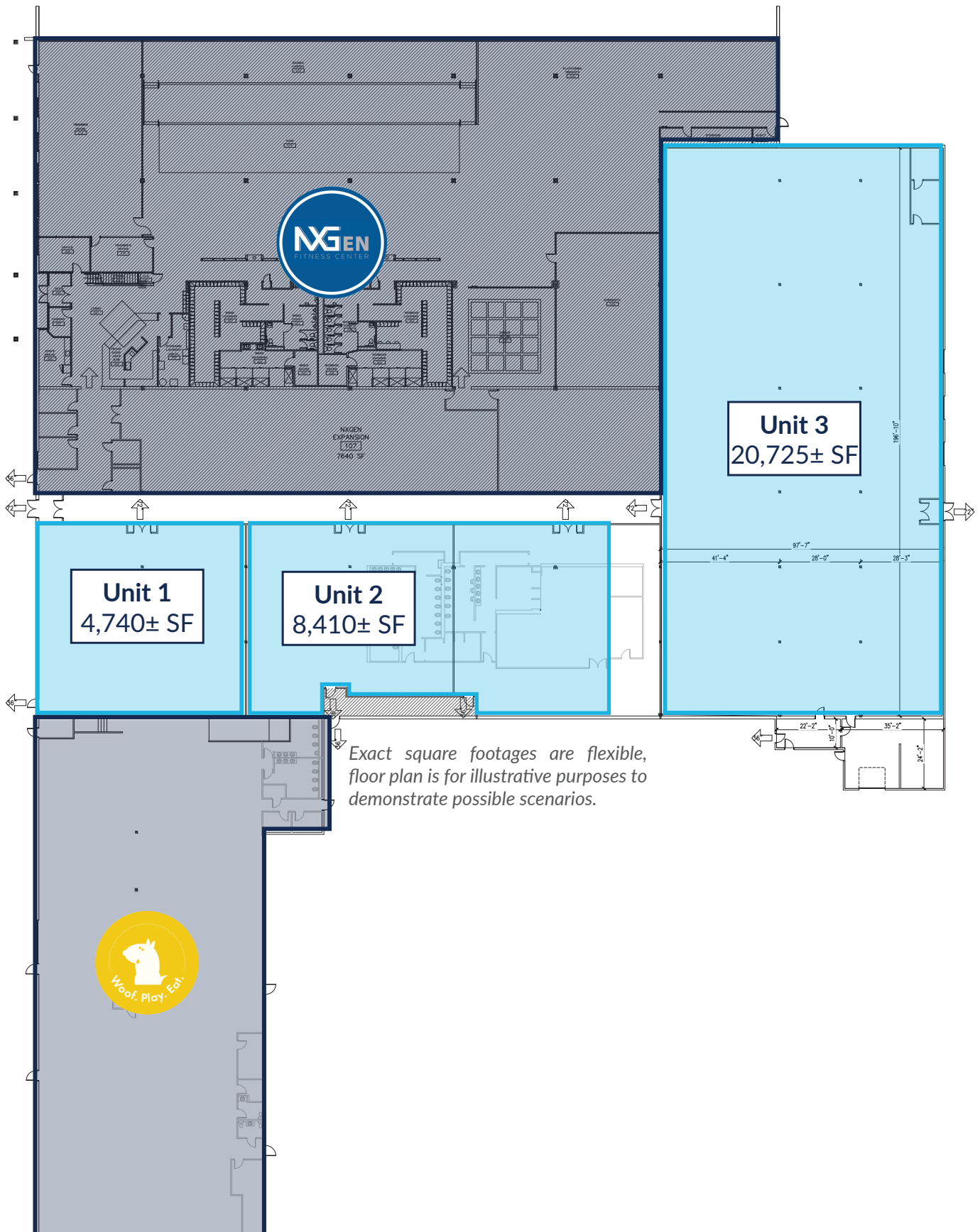
OWNER	Northport Investments, LLC
ZONING	B-2 (Community Business)
YEAR BUILT	1972
BUILDING SIZE	72,243± SF
SPACE AVAILABLE	4,410 - 20,725± SF
DATE AVAILABLE	Immediately
CEILING HEIGHT	17.5' – 19.5'
COLUMN SPACING	36' x 28'
DOCK HIGH DOORS	One (1) 8' x 8'
HEATING/COOLING	Natural gas
WATER/SEWER	Municipal
POWER	1200amp, 480 volt, 3-phase
SPRINKLERS	Wet system
PARKING	In-common with business park buildings. Ratio: 5/1,000 SF
TRAFFIC COUNT	17,445 ADT (2025) per Maine DOT
AREA BUSINESSES	NXGen Fitness, Training Ground, Dunkin', Shaws, Amato's, Bangor Savings Bank, Maine Orthodontics
NNN EXPENSES	\$4.00/SF
LEASE RATE	See broker for details

ZONING PERMITTED USES | B-2 (COMMUNITY BUSINESS)

- Childcare Centers
- Cultural Facilities
- Clinics
- Governmental Uses
- Places of Assembly
- Schools
- Bars
- General Office
- Dispensaries
- Recreation Center
- Restaurants
- General Service
- Retail
- Theater
- Veterinary Services
- Low Impact Industrial



FLOOR PLAN



FOR LEASE | RETAIL / FLEX

75 NORTHPORT DRIVE, PORTLAND, ME 04101



CONTACT US



DREW SIGFRIDSON, SIOR
Senior Broker, Partner
207.553.1705 D
207.831.5838 C
dsigfridson@boulos.com



SASHA PHILLIPS
Associate Broker
207.553.1733 D
860.387.3408 C
sPhillips@boulos.com



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