

FOR LEASE | OFFICE / FLEX BUILDING

1 DAVIS FARM ROAD, PORTLAND, ME 04103



PROPERTY HIGHLIGHTS

- 48,897± SF Office/Flex building with large floors, can be subdivided
- Landlord has brought the space into shell condition to offer open floor plan to be finished to suit.
- Contact broker about the ability to add dock-height doors, drive-in doors, and increasing ceiling height up to 24'.
- Ideal opportunity to combine industrial and office space
- Free, dedicated parking (117± spaces pro-rata)
- Located off Washington Ave, close to I-95 Exit 53 (1.5 miles) and Exit 48 (3 miles), and just minutes from Downtown Portland
- Signage potential with I-95 visibility

LEASE RATE: \$9.00/SF NNN



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PROPERTY DETAILS

OWNER	J.B. Brown & Sons
ASSESSOR'S REFERENCE	Map 369, Block B, Lot 4
PARKING	177± on-site parking spaces
UTILITIES	Electrical - 1,600 Amp, 3-Phase, 277/480 Volt
BUILDING IMPROVEMENTS	Based on Tenant need
ELEVATOR	One (1) passenger elevator
ZONING	IM (Industrial Moderate Impact)
LEASE RATE	\$9.00/SF NNN (subject to buildout)

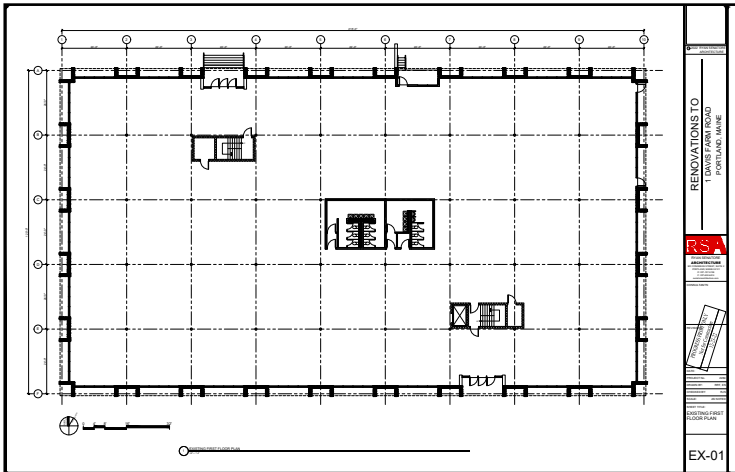


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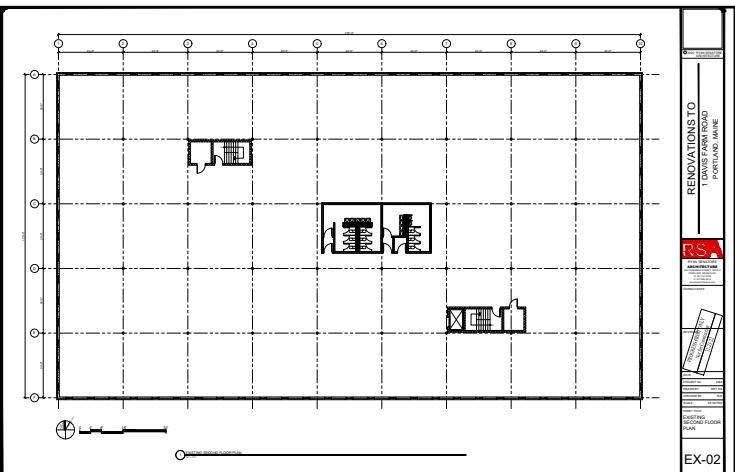
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FLOOR PLANS & ZONING INFORMATION

1ST FLOOR



2ND FLOOR



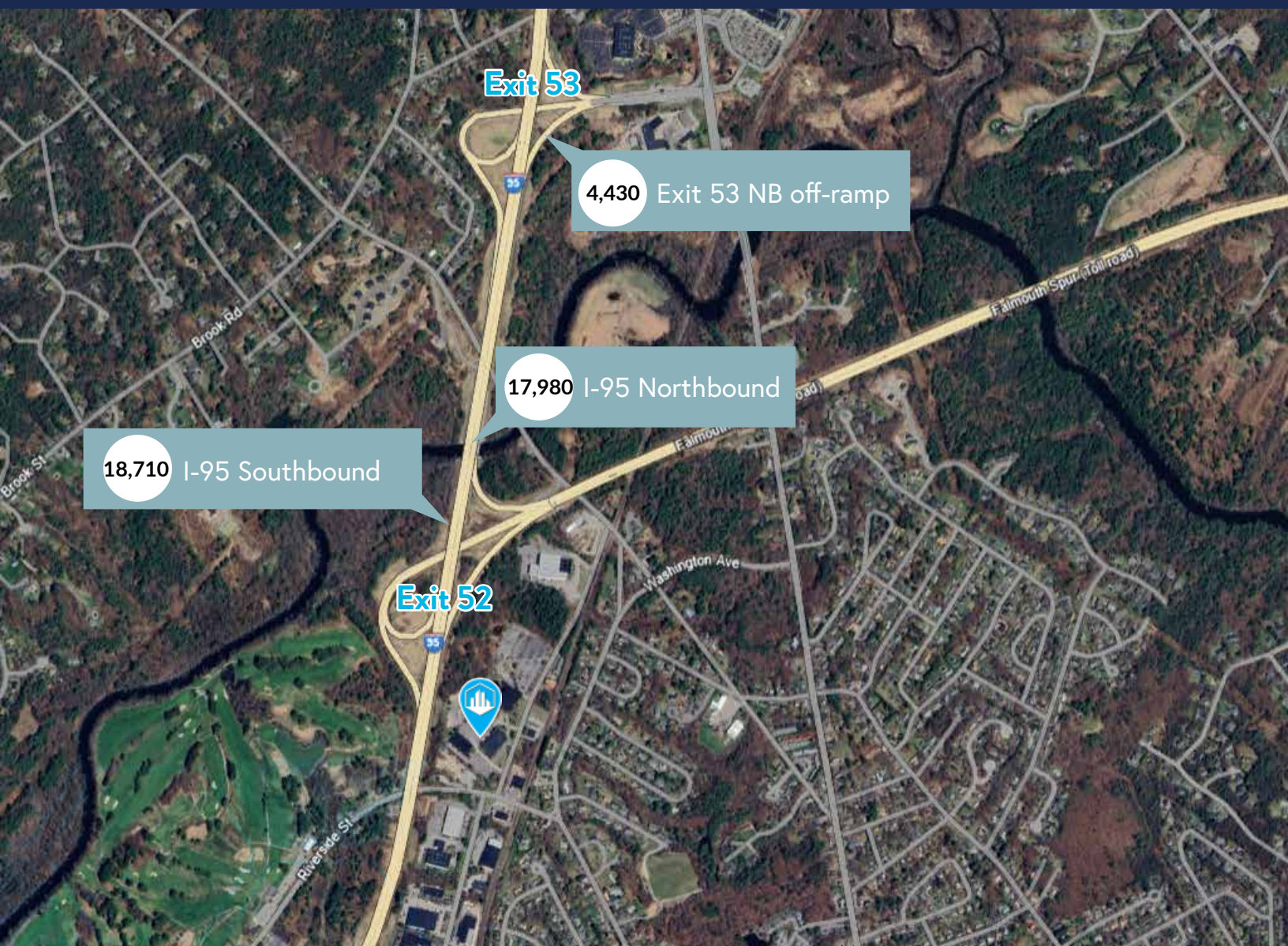
I-M: INDUSTRIAL MODERATE ZONING

TABLE 6-E: PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

		I-L/I-Lb	I-M/I-Mb	I-H/I-Hb
Institutional	Airports			
	Preschool facilities	●	●	
	Emergency shelters	○	○	○
	Intermediate care facilities		● ⁴	
	Places of assembly (<10,000 SF)	●		
Commercial/Services	Bars			
	General offices (<5,000 SF)	● ¹	●	
	General offices (>5,000 SF)	● ¹	●	
	General services (<5,000 SF)			
	General services (>5,000 SF)			
	Hotels			
	Recreation and amusement centers	●	●	
	Repair services	●	●	●
	Restaurants			
	Animal-related services	● ²		
	Construction & engineering services	●	●	●
	Dairies	●	●	●
	Fish waste processing			●
	Food & seafood processing, packing, and distribution		●	●
	High-impact industrial uses			●
Industrial	Intermodal transportation facilities	●	●	●
	Laboratory and research facilities	●	●	●
	Low-impact industrial	●	●	●
	Lumber yards	●	●	●
	Marijuana cultivation facility (<2,000 SF plant canopy)	●	●	●
	Marijuana cultivation facility (2,000-7,000 SF plant canopy)		●	●
	Marijuana cultivation facility (>7,000 SF plant canopy)			●
	Marijuana manufacturing facility	●	●	●
	Marijuana testing facility	●	●	●
	Printing and publishing	●	●	●
	Recycling and solid waste disposal facilities		● ⁵	● ⁵
	Studios for artists and craftspeople	●	●	
	Telecommunication towers (ground-mounted)		●	●
	Tow lots		●	●
	Warehousing, storage, and distribution facilities	● ³	●	●

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CONTACT US



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