

# Industrial Flex & Food-Production Facility

505 Harold L Dow Highway | Eliot, Maine 03903 | York County



FOR LEASE

\$11-\$12/SF NNN | Whole or By the Floor

<b>9,900 SF</b> TOTAL BUILDING	<b>4,950 SF</b> PER FLOOR	<b>2022</b> YEAR BUILT	<b>800A / 480V</b> 3-PHASE POWER	<b>20 Ton</b> HVAC	<b>C/I Zone</b> ELIOT, ME	<b>10 Min</b> TO PORTSMOUTH
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## BUILDING

<b>Building Area</b>	9,900 SF total – 4,950 SF per floor
<b>Stories</b>	2 finished floors – 10-ft ceilings per floor
<b>Year Built</b>	2022 – 100% condition per town assessor
<b>Frame</b>	Fireproof steel + precast panel
<b>Interior Floors</b>	Quarry tile throughout – washdown-ready
<b>Vertical</b>	RFID-controlled elevator + 2 stairs
<b>Grade</b>	Above Average – per town assessor

## PRODUCTION

<b>Kitchen</b>	Commercial kitchen infrastructure in place
<b>Production Room</b>	1,937 SF dedicated, first floor
<b>Cold Storage</b>	Walk-in freezer infrastructure
<b>Workflow</b>	Incoming → production → verification → outgoing

## ELECTRICAL & HVAC

<b>Service</b>	800-Amp, 277/480V, 3-Phase
<b>HVAC</b>	20-Ton Captive Air + ~147,000 BTU zone splits
<b>Heat</b>	Natural gas

## WATER & SEWER

<b>Water</b>	Private well with water softener
<b>Wastewater</b>	Private leach field – 540 GPD design
<b>Hot Water</b>	80-gallon heater
<b>Municipal</b>	Route 236 line at property – connect at tenant election

## SECURITY & FIRE

<b>Access Control</b>	RFID locks – restricted areas + elevator
<b>Cameras</b>	Axis system – full facility coverage
<b>Fire Panel</b>	Potter IPA-100 commercial system
<b>Knox Box</b>	Controlled point of entry – front

## SITE

<b>Land Area</b>	3.58 acres – 155,944 SF
<b>Zoning</b>	C/I Commercial/Industrial District
<b>Pavement</b>	Fully paved – less than 2 years old
<b>Parking</b>	17 spaces (1 ADA van)
<b>Loading</b>	Dedicated receiving lane + overhead door
<b>Frontage</b>	Harold L Dow Highway – Route 236

## PERMITTED USES – C/I ZONE

- Food Production
- R&D Laboratory
- Pharmaceutical
- Manufacturing
- Light Industrial
- Warehouse
- Wholesale Distribution
- Professional Office
- Commercial

**Turnkey production:** A commercial kitchen, a 1,937 SF production room, a walk-in freezer, and quarry-tile washdown floors – a food & beverage producer, a pharma or research lab, or a light manufacturer can be running on day one, skipping 18-24 months of buildout.

**Disclosure:** No USTs. Not in FEMA flood hazard area. No material defects. Public road access. York County Registry, Book 19569, Page 633.



Brent Maurice

BD Real Estate | Real Broker LLC | 207-844-0103 | bd.realestateadvisor@gmail.com

For informational purposes only. All information should be independently verified.



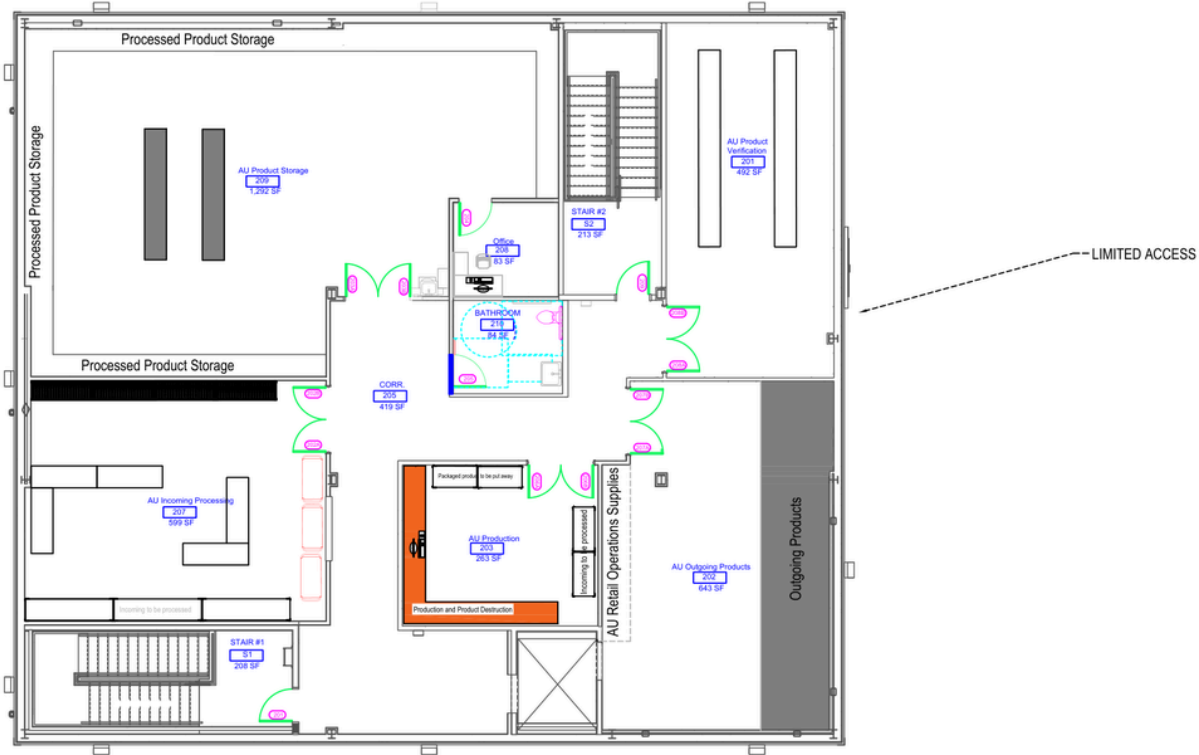
# Industrial Flex & Food-Production Facility

Second Floor Plan | 4,950 SF | 505 Harold L Dow Highway, Eliot, ME



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SECOND FLOOR FINISH PLAN 4,950SF BUILDING TOTAL SF 9,900



505 HAROLD DOW HIGHWAY - ELIOT, MAINE 03903	
Scale:	As indicated
Drawn By:	
Checked By:	2020065
Project No.:	12/11/2024
Date:	
Revisions:	
#	Description
D	Date
SECOND FLOOR	
A1.31	

### STORAGE

- Product Storage – 1,292 SF
- Processed Storage (west wall)
- Walk-In Freezer

### PRODUCTION

- Incoming Processing – 599 SF
- Production Room – 263 SF
- Outgoing Staging

### VERIFICATION

- Product Verification – 402 SF
- Outgoing Products – 543 SF
- Ops Supplies Staging

### SUPPORT

- Office – 83 SF
- Bathroom – 84 SF
- Corridor – 419 SF

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Floor plans for illustrative purposes. All dimensions should be independently verified.

# Industrial Flex & Food-Production Facility

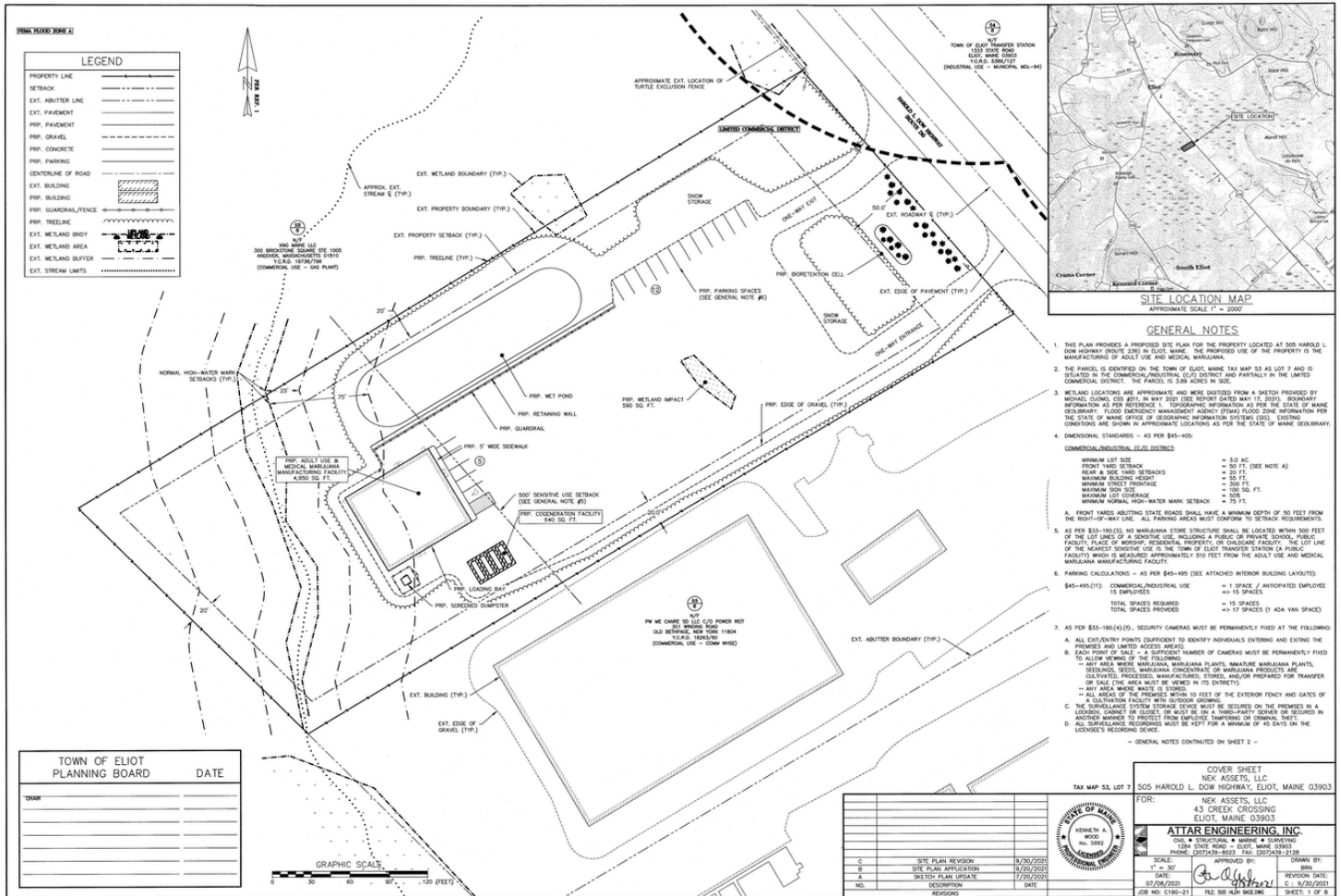
Site Plan | 3.58 Acres | 505 Harold L Dow Highway, Eliot, ME



FOR LEASE

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SITE PLAN – PREPARED BY ATTAR ENGINEERING, INC., ELIOT, ME



## SITE FEATURES

- Fully paved – less than 2 years old
- One-way drive circulation
- 17 parking spaces (1 ADA)
- Receiving lane + overhead door
- Screened dumpster enclosure
- 5-ft perimeter sidewalk
- Exterior pole + wall lighting

## STORMWATER ENGINEERING

- Engineered bioretention cell
- Wet pond with emergency spillway
- Subsurface disposal field
- Retaining wall – western boundary
- Total impervious: 56,511 SF
- Wetland setbacks maintained

## LOCATION & ACCESS

- 10 minutes to Portsmouth, NH
- I-95 access via Route 236
- 45 minutes to Portland
- Straight shot to Boston freight
- Close to Seacoast labor + market
- Municipal water/sewer at corridor

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REAL ESTATE

FOR LEASE

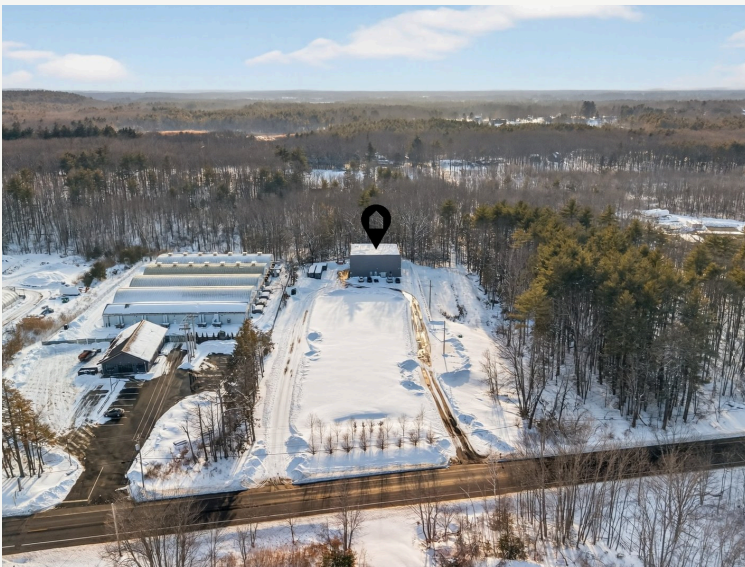
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## PROPERTY SUMMARY

A 2022-built production facility on Route 236 in Eliot — delivering vacant and available now. It is built around a commercial kitchen and a 1,937 SF dedicated production room, with the infrastructure a food & beverage producer, a pharmaceutical or research lab, or a manufacturer would otherwise spend 18–24 months and six figures building out.

9,900 SF across two finished floors — lease the whole building, or take a single 4,950 SF floor as a standalone unit. 800-Amp 3-phase power, a 20-ton dedicated HVAC system, a walk-in freezer, RFID access control, full Axis camera coverage, and a Potter IPA-100 fire panel are all in place. Quarry-tile floors run throughout, and the upper floor is laid out as a built-in incoming-to-outgoing production flow.

The site is 3.58 paved acres in the C/I (Commercial/Industrial) district along the Route 236 corridor — 10 minutes from Portsmouth and the New Hampshire line. Private well and septic serve the property today, with Route 236 municipal water and sewer extended to the property line — connection available at tenant election. Available for lease, whole building or by the floor, on an NNN structure with flexible terms.



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