

FOR SALE | LEASE • FLEX PROPERTY

5 Davis Farm Road • Portland, ME



OFFICE/FLEX/INDUSTRIAL

- 84,335± SF over three floors on 8± AC
- Open floor plans lend to many possibilities
- Excellent exposure along the Maine Turnpike
- Additional development potential on adjacent 12± AC - see Brokers for more information



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SALE PRICE: \$6,750,000
LEASE RATE: \$9.00/SF NNN



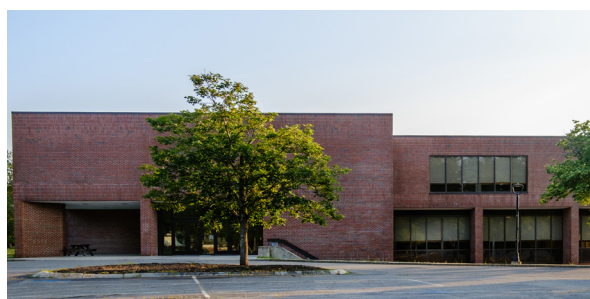
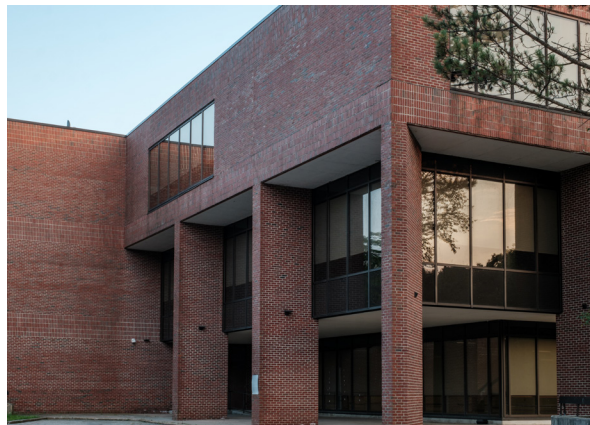
PROPERTY SUMMARY – SITE

5 Davis Farm Road • Portland, ME



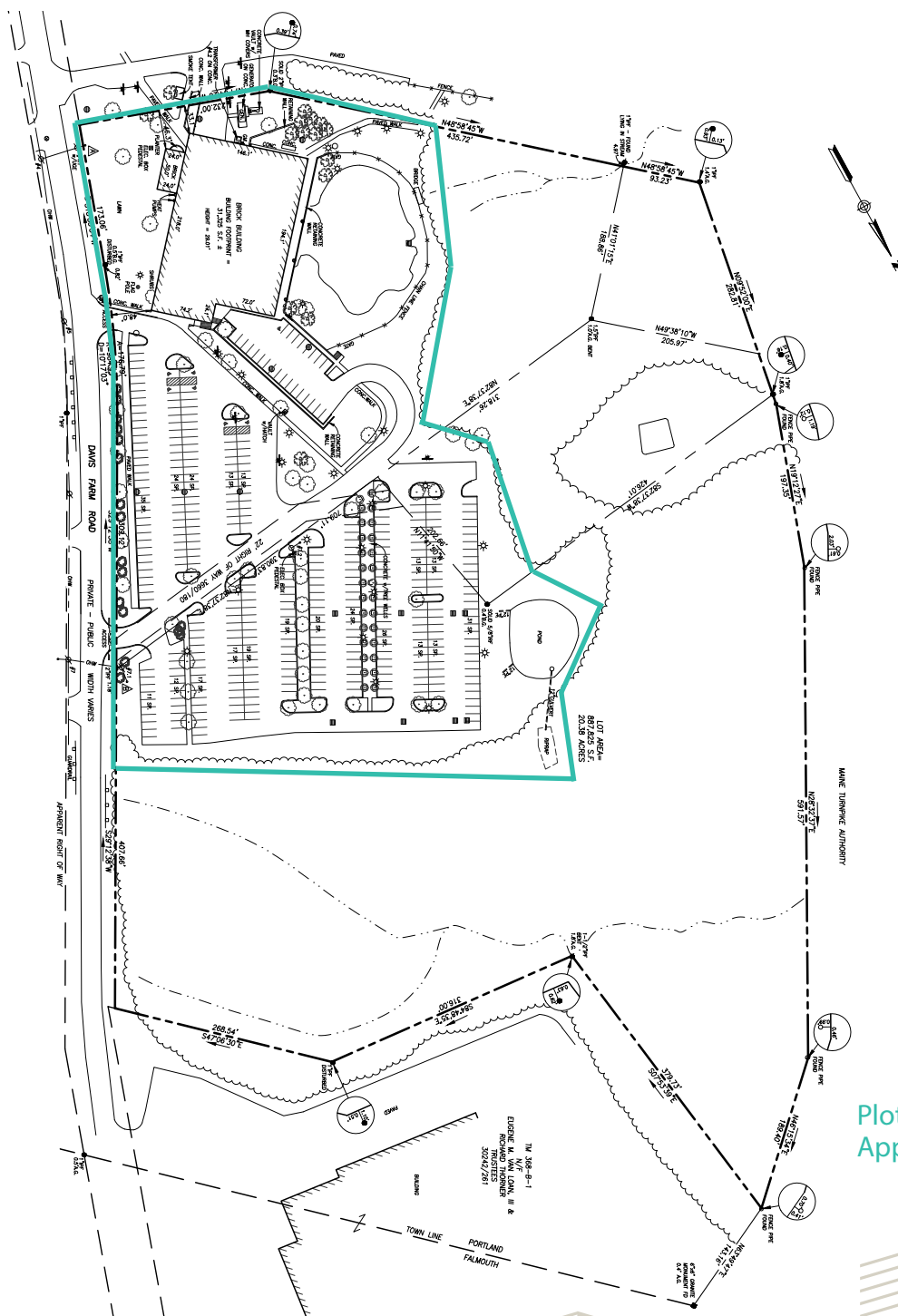
Site Info

OWNER:	5 Davis Farm LLC
DEED:	Book 38010 Page 041
ASSESSOR:	Map 368 Block B Lot 4 Map 369 Block B Lot 1
LOT SIZE:	8± AC subject to final subdivision survey
FEMA:	Not in a flood zone #23005C0683F
SIGNAGE:	On building
PARKING:	451± spaces, paved and landscaped
FRONTAGE:	1,261'± along I-95
ZONING:	IM Moderate Industrial
PROPERTY TAXES:	\$117,975.24



PROPERTY SUMMARY - SITE

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Plot Lines
Approximate

PROPERTY SUMMARY – BUILDING

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Building Info

BUILDING SIZE:	83,898± SF
YEAR BUILT:	1974
CONSTRUCTION:	Masonry and brick
ROOF:	Rubber EPDM with RTU
SIDING:	Brick
FLOORING:	Vinyl plank and carpet mix
CEILING HEIGHT:	8'±
HVAC:	Gas-fired FHA/AC Multi-zoned heat pumps with cooling tower and boiler to maintain loop temperature Perimeter baseboard heat
UTILITIES:	Municipal water and sewer Natural gas
ELECTRICITY:	2,500 Amp main, 3 phase, 4 wire 277/480, 12,500v substation service Uninterrupted power service
GENERATOR:	On demand with 519 gallon diesel tank
ELEVATOR:	Up to 2,500 pounds passenger 125 FPM Services all three floors
RESTROOMS:	Several with showers and lockerooms
KITCHENETTE:	Yes, available per floor
LIFE SAFETY:	Central alarm system Fire extinguishers/smoke detectors
LOADING DOCKS:	First floor loading dock platform with potential for loading dock doors Lower-level potential for drive-in doors
CONFIGURATION:	Three floors of office/flex space Open floor plans with perimeter offices

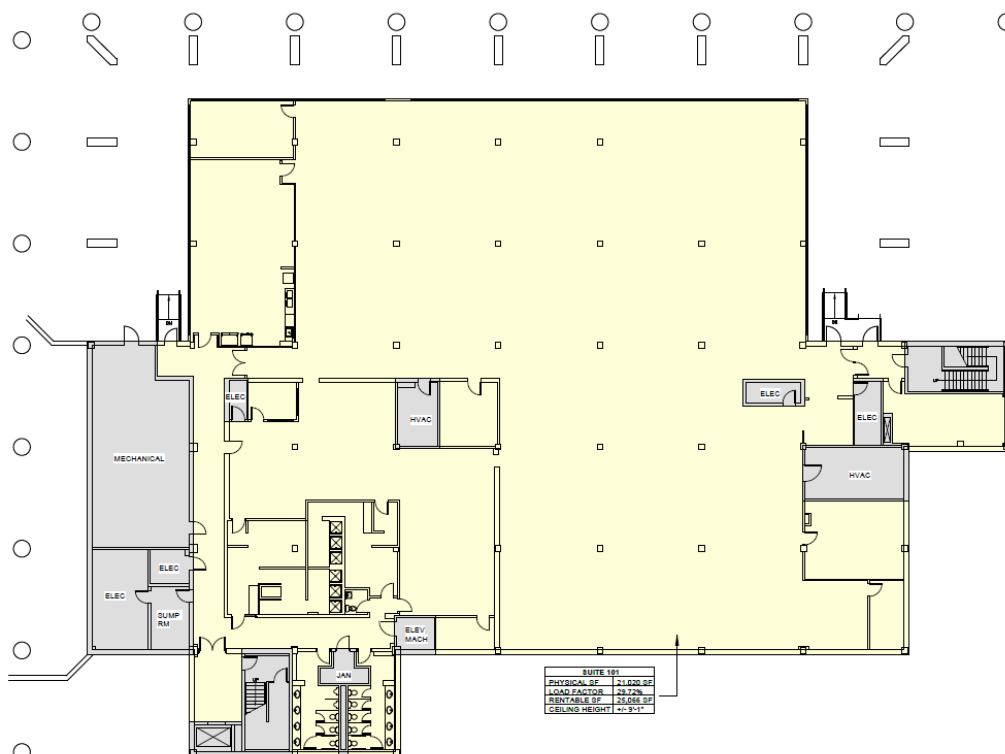
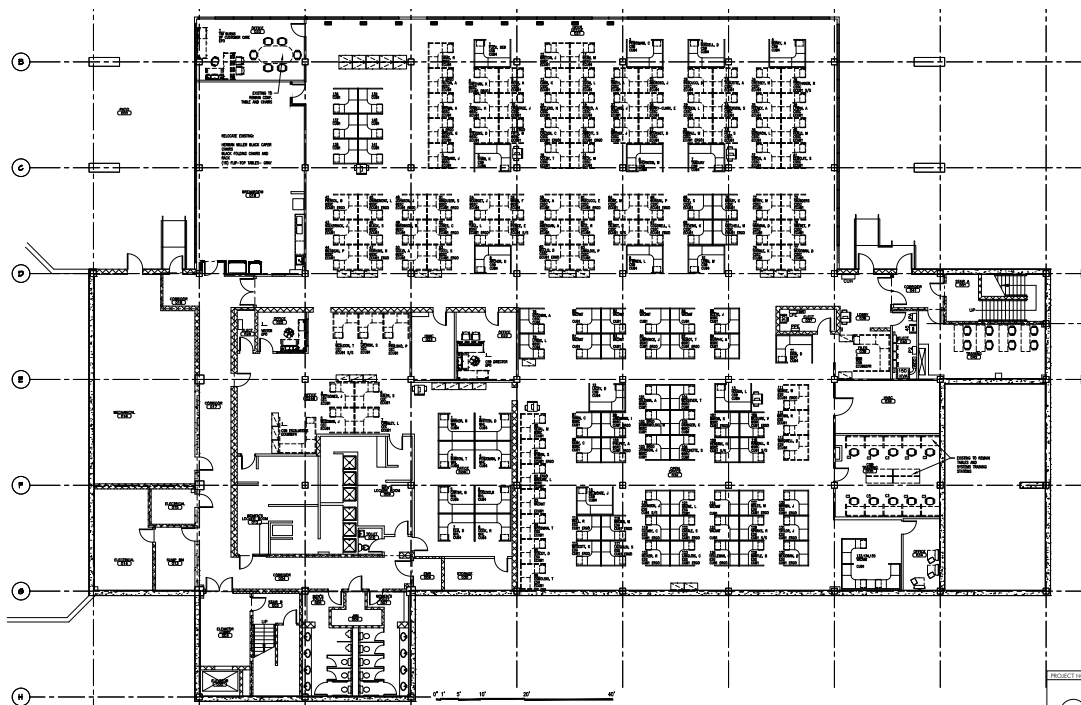


PROPERTY SUMMARY – BUILDING

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25,066± SF First Floor – plan shows cubicle build-out configuration

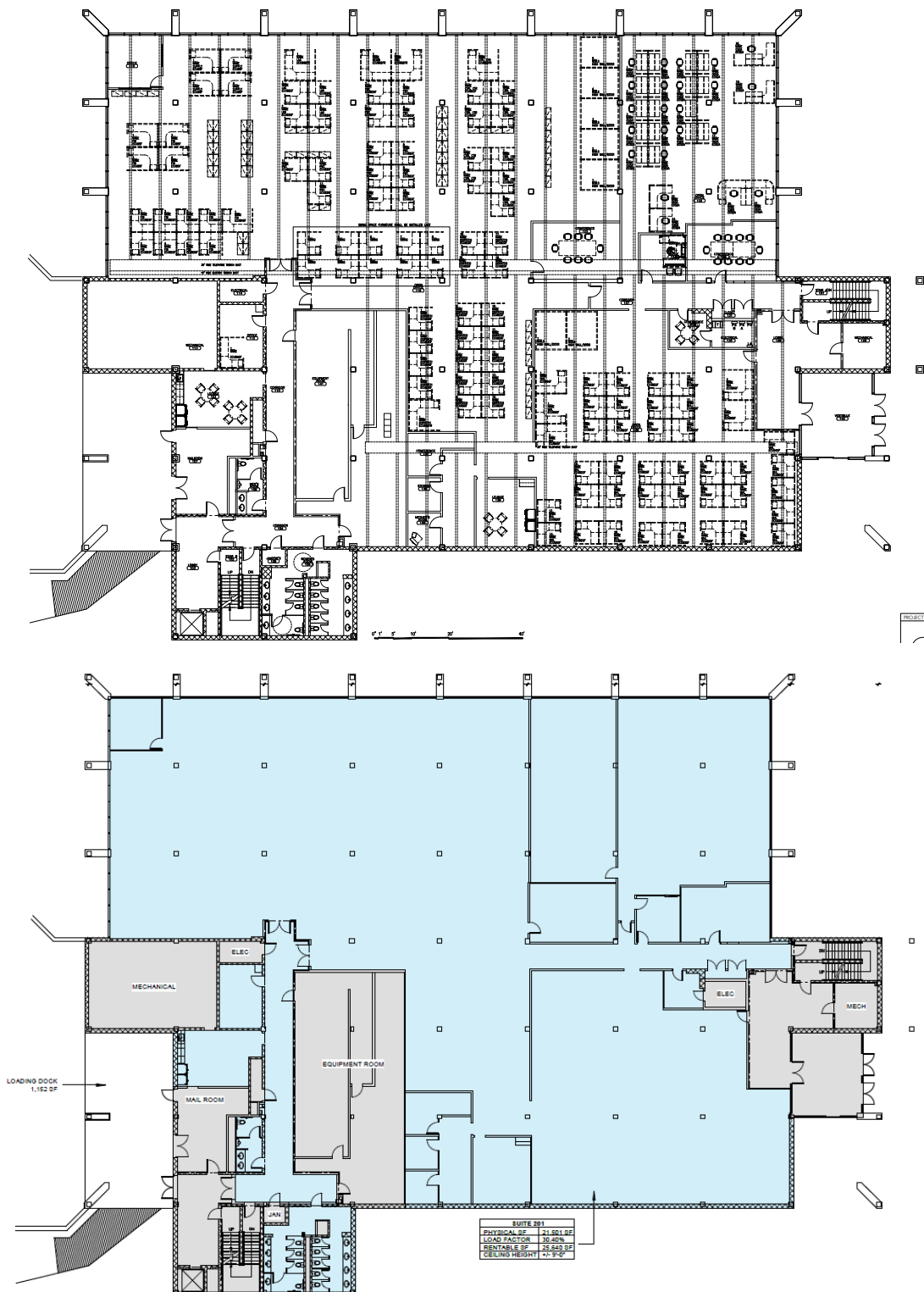


PROPERTY SUMMARY – BUILDING

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25,640± SF Second Floor – shows cubicle build-out configuration

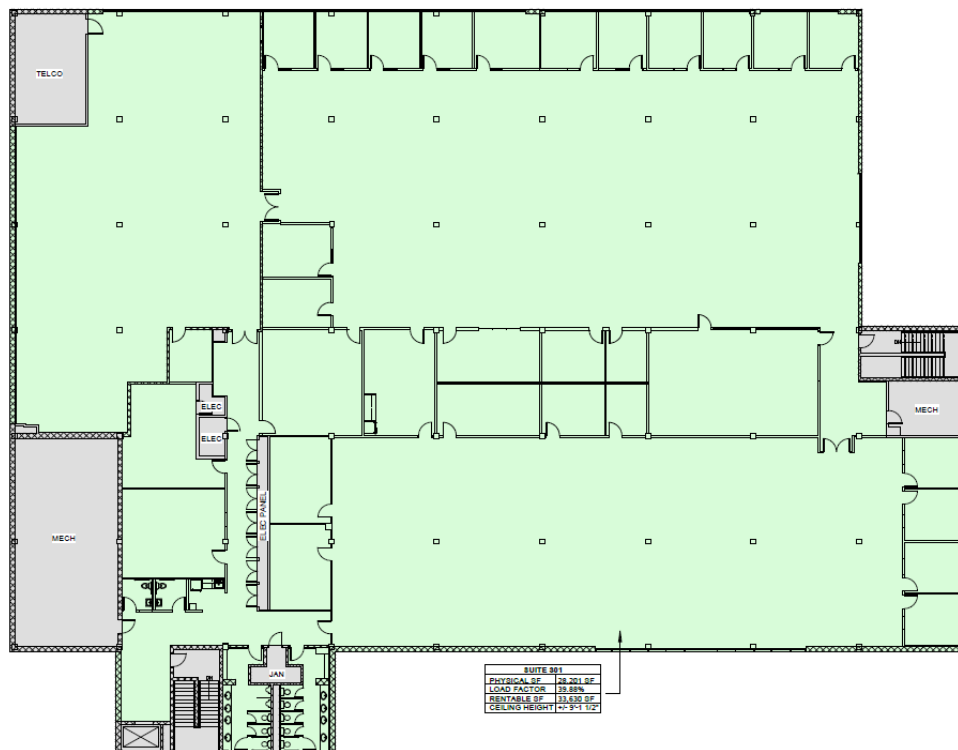
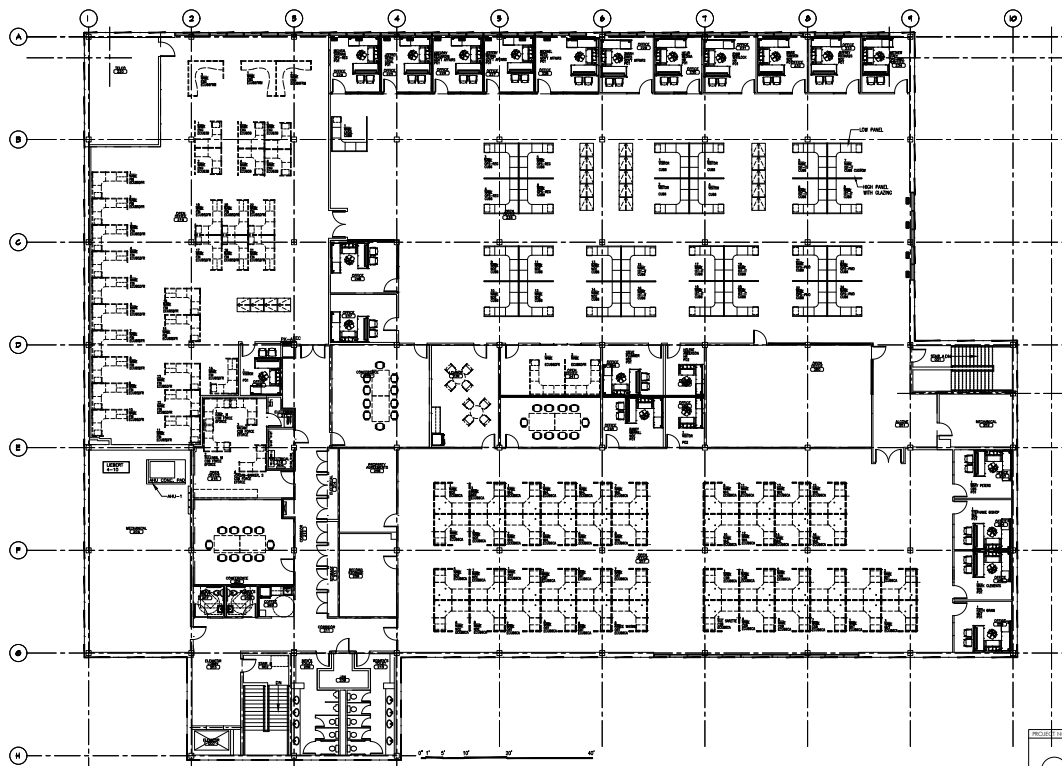


PROPERTY SUMMARY – BUILDING

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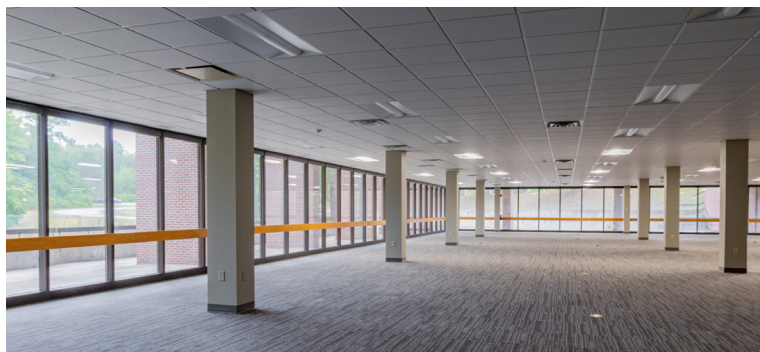


33,630± SF Third Floor – plan shows cubicle build-out configuration



PHOTOS

5 Davis Farm Road • Portland, ME



ZONING

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To provide zones in areas of the city in which low- and moderate-impact industries and transportation-related uses will coexist. I-M zones are located on arterials or collectors. The I-Mb zone is typically located on the peninsula. These locations provide for direct access onto arterials, thereby protecting residential neighborhoods from drive-through traffic.

The purpose of the I-M and I-Mb industrial zones is also to provide for larger industrial buildings and for the limited or controlled use of areas outside of structures for storage of materials and machinery. These facilities often require large volumes of imported materials and products which result in large volumes of shipping and receiving. Often uses may be highway-oriented and transportation-related, thus relying on citywide and regional transportation infrastructure. Industrial uses in these moderate-impact industrial zones may require separation from higher-impact uses.

	I-L/I-Lb	I-M/I-Mb	I-H	A-B'	Use Standards
Institutional	Live/work dwellings	●			
	Airports			●	
	Child care centers + small child care facilities	●	●	●	6.4.9
	Emergency shelters	①	①	①	6.4.14
	Places of assembly	●			6.4.30
	Bars			●	6.4.6
	General offices	●	●		6.4.15
	General services			●	
	Hotels			●	
	Intermodal transportation facilities	●	●		
Commercial / Service	Market gardens	●			6.4.25
	Recreation and amusement centers	●	●		
	Restaurants			●	
	Self-storage facilities		●		6.4.37
	Specialty food service	●	●		
	Veterinary services	●	●		
	Animal-related services	●	●		6.4.4
	Auto service stations	●	●	●	6.4.5
	Construction & engineering services	●	●		
	Dairies	●	●		
Industrial	Food & seafood processing, packing, and distribution		●	●	
	High-impact industrial uses		●		
	Impound lots		●		6.4.20
	Laboratory and research facilities	●	●		
	Low-impact industrial	●	●		6.4.22
	Lumber yards	●	●		
	Marijuana cultivation facilities	●	●		
	Marijuana manufacturing facilities	●	●		6.4.23
	Marijuana testing facilities	●	●		
	Printing and publishing	●	●		
Industrial	Recycling facilities		●		6.4.33
	Solid waste disposal facilities		●		6.4.33
	Studios for artists and craftspeople	●	●		
	Warehousing and distribution facilities	●	●		6.4.40
	Off-street parking			●	
	Social service centers	①	①	①	
	Solar energy systems (minor)	●	●	●	
	Solar energy systems (major)		●	①	6.4.38
	Telecommunication towers (ground-mounted)		●		
	Utility substations	●	●		6.4.39
Other	Wind energy systems (minor)	①	●	●	
	Wind energy systems (major)		●	①	6.4.41

Key: ● = permitted | ① = conditional | Blank = not permitted | ●/① = permitted or conditional per use standards

* Permitted uses on lots within airport restricted access areas shall be limited to those which do not require or encourage access or visits by the public and which provide technical administrative or other support to airport operations.

LOCATION MAP

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