



AVAILABLE
SPACE

**FOR
LEASE**

FLEX SPACE

60 GRAY ROAD, FALMOUTH, ME

PROPERTY DETAILS

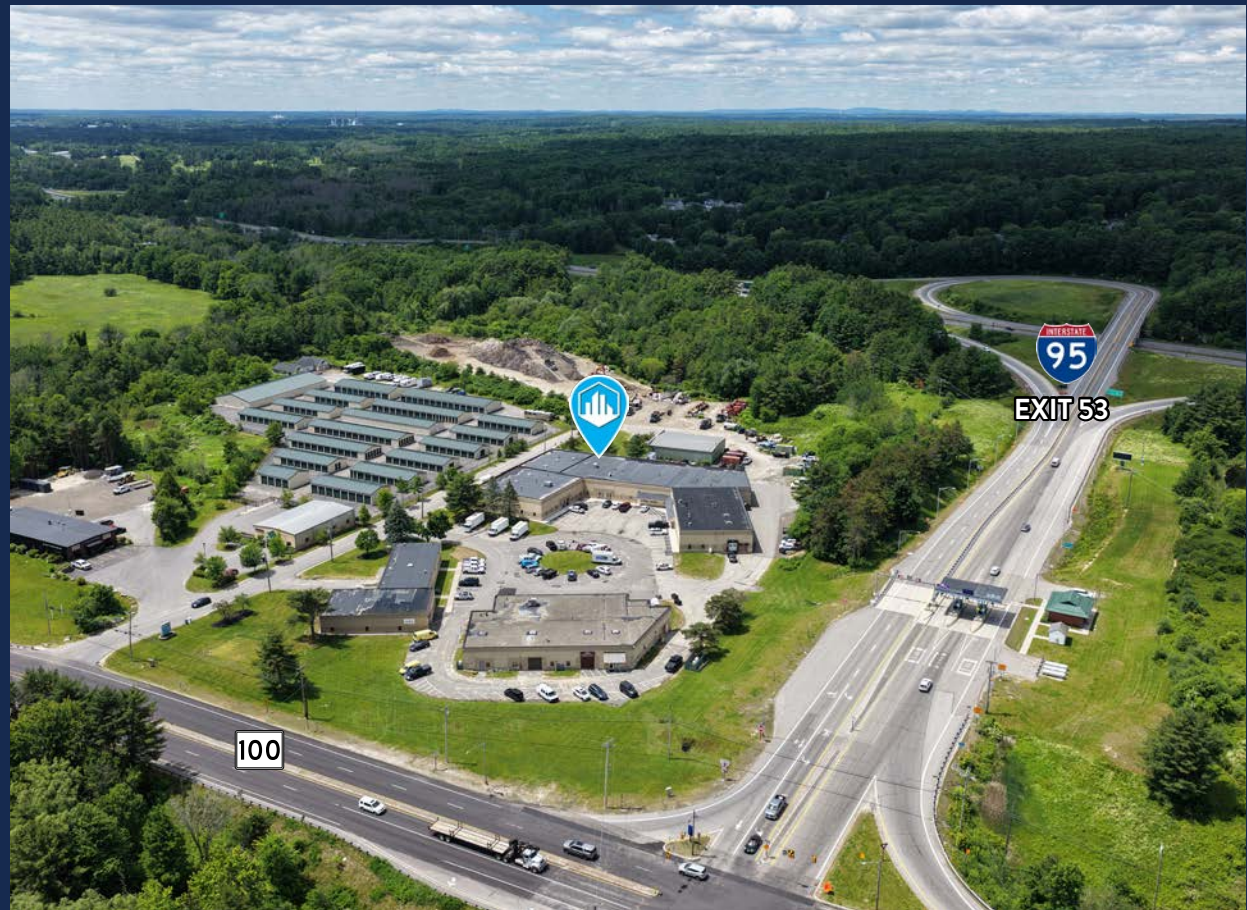
OWNER:	Deering Ave Associates, Inc./Portland North Partners	UTILITIES	Municipal water; private sewer
TOTAL BUILDING SIZE:	12,464± SF (Building 1)	LOADING DOCKS:	One (1) 8'x8' Tailboard dock door
AVAILABLE SPACE:	3,956± SF - Unit H2	CEILING HEIGHT:	18' Ceiling height
LAND AREA:	4.77± Acres	HVAC:	Gas-fired heat/AC in office
ASSESSOR'S REFERENCE:	R05-45-B	PARKING:	On-site parking in common with other tenants
YEAR BUILT:	1981	LEASE RATE:	\$13.00/SF NNN
CONSTRUCTION:	Masonry/concrete block	ESTIMATED NNN EXPENSES:	\$3.25/SF
ZONING	MUC - Mixed-Use Cluster	AVAILABILITY	Immediately

LOCATION

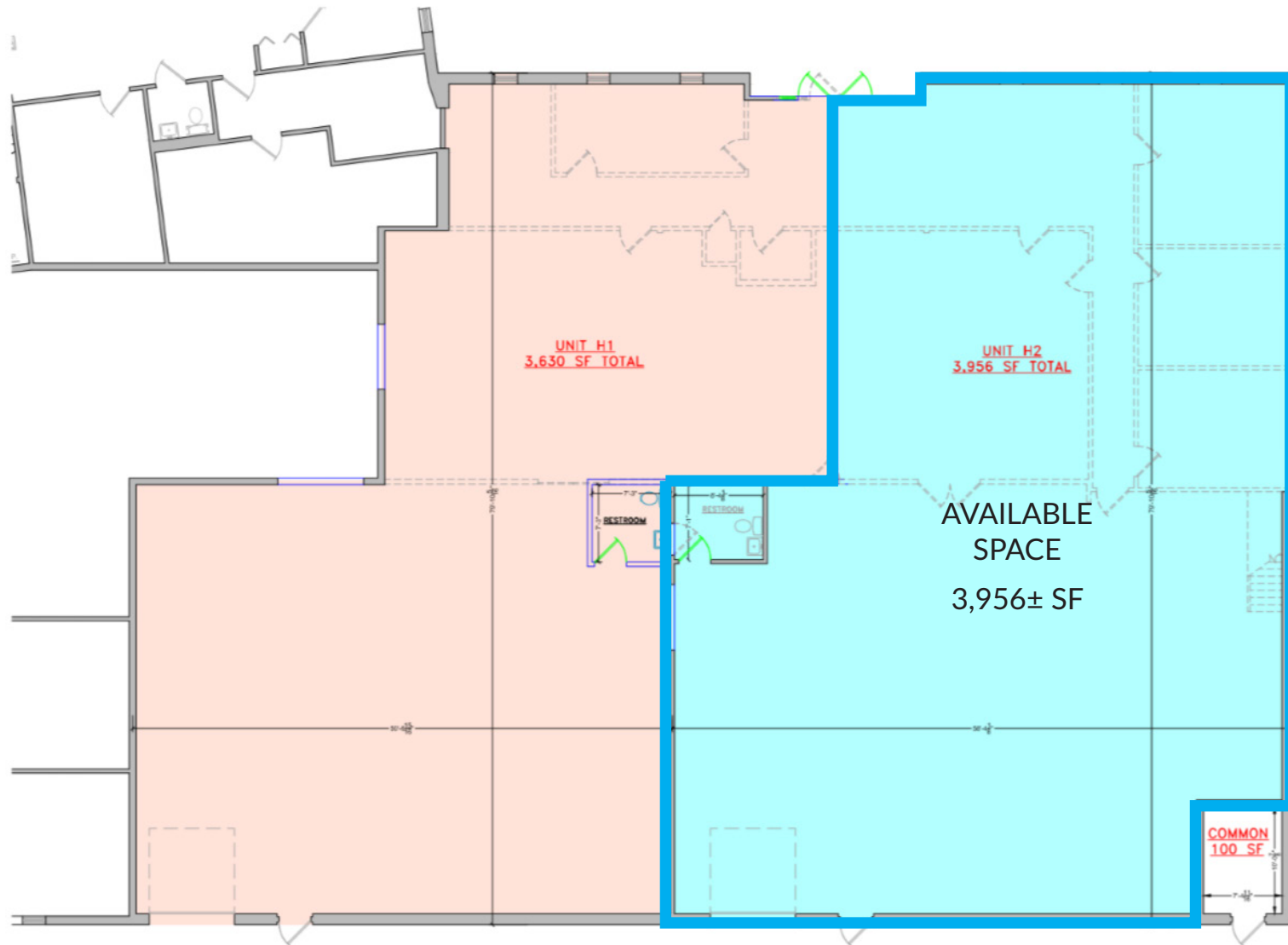
Located directly off of Exit 53 on I-95, 60 Gray Road in Falmouth, ME (also known as Portland North Business Park) offers industrial & office space with high visibility and a traffic count of 10,681 (AADT 2019). This three building complex is home to a number of tenants across many industries, including distribution, sales & service, fitness & nutrition and engineering firms among others.

Convenient Access to:

- **Downtown Portland in 10 minutes**
- **Saco/Biddeford in 20 minutes**
- **Brunswick in 25 minutes**
- **Lewiston/Auburn in 30 minutes.**



FLOOR PLAN



FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



CONTACT



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