FOR LEASE | PRIME FLEX SPACE

60 GRAY ROAD, FALMOUTH, ME 04105



PROPERTY HIGHLIGHTS

- Two (2) units in buildings 1 available for lease
  Unit H2: 3,956± SF
  Unit D: 4,610± SF
- 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
- High visibility with traffic counts of 10,681 vehicles per day (per MDOT 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.

Lease Rate: $13.00/SF NNN

THE BOULOS COMPANY

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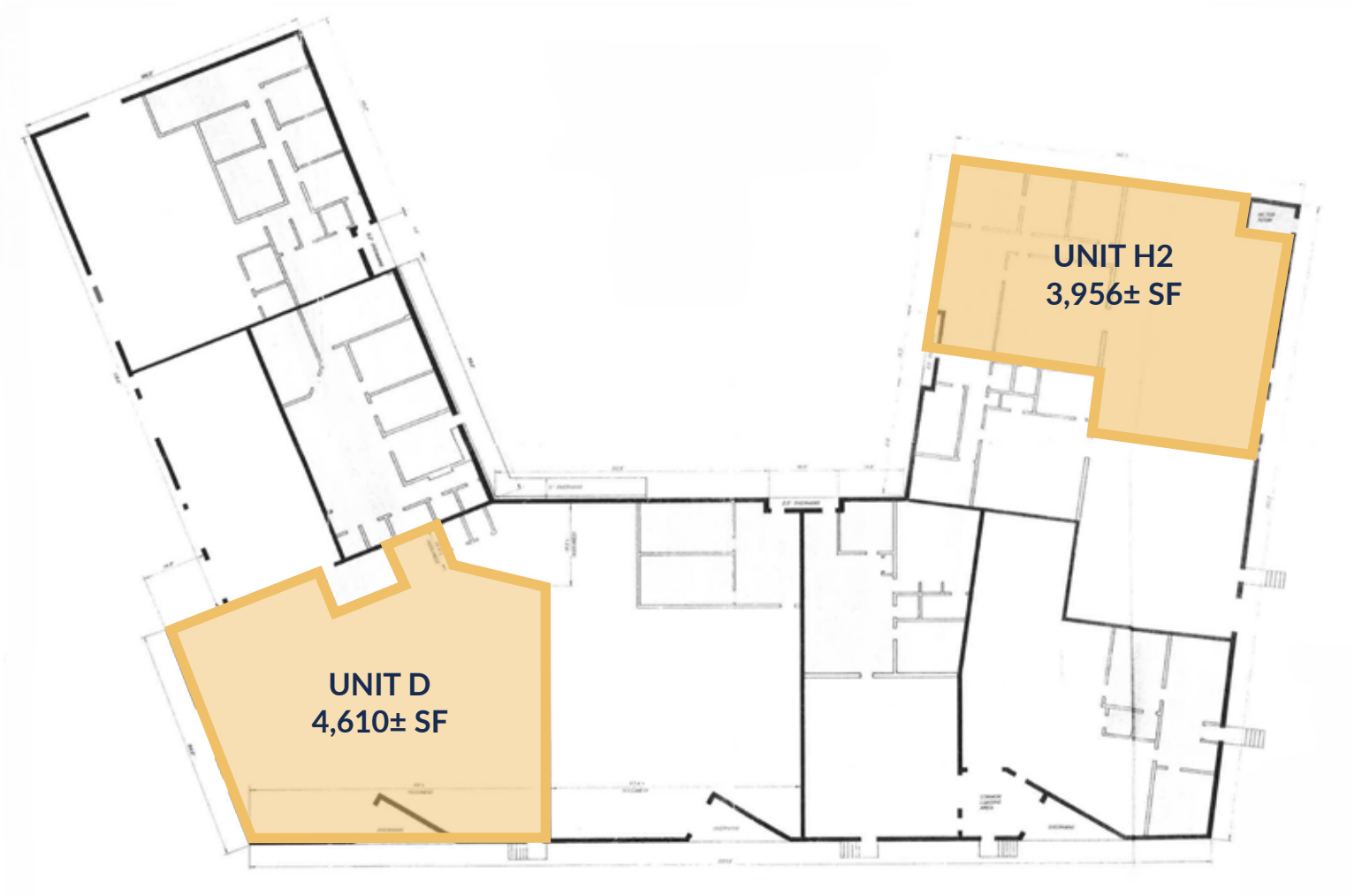
PROPERTY DETAILS

OWNER	Deering Ave Associates, Inc. / Portland North Partners
ASSESSOR'S REFERENCE	R05-45-B
DEED REFERENCE	25744/0037
LOT SIZE	4.77± acres
ZONING	MUC - Mixed-Use Cluster
YEAR BUILT	1981
BUILDING SIZE	12,464± SF
AVAILABLE SPACE	Bldg 1, Unit H2: 3,956± SF Bldg 1, Unit D: 4,610± SF
AVAILABILITY	Bldg 1, Unit H2: Immediately Bldg 1, Unit D: January 1, 2027
HVAC	Gas-fired hear/AC in office
UTILITIES	Municipal water & sewer
CEILING HEIGHT	18'
DOCK HIGH DOORS	Unit H2 and Unit D: One (1) 8' x 8' loading dock
GRADE LEVEL DOORS	Unit D: One (1) 12' x 12' OHD
PARKING	On-site in common with other tenants
NNN EXPENSES	**$3.82/SF (estimated)**
LEASE RATE	**$13.00/SF NNN**





FLOOR PLAN | BUILDING 1



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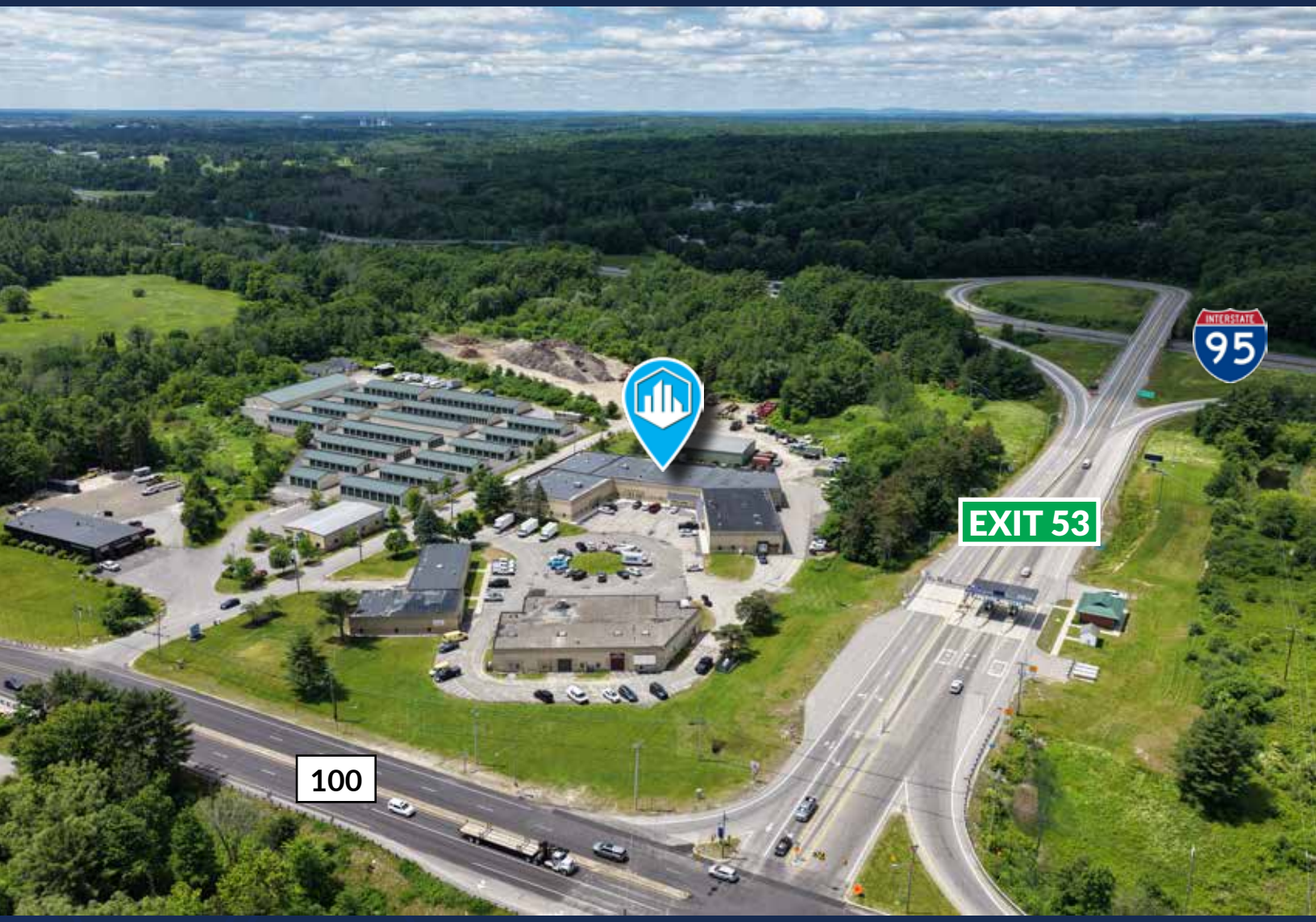

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Property details have been gathered from sources deemed reliable, but no warranty is made as to their accuracy. All information should be independently verified.