



## PROPERTY HIGHLIGHTS

The Boulos Company is pleased to present this rare opportunity to lease new-construction industrial space, ideally located near Riverside Street in Portland, Maine.

- 17,600± SF for the entire building.
- Can be subdivided to 4,000± SF.
- Each unit features 20' clear ceiling heights, one loading dock and one drive-in door.
- I-95 visibility
- Building delivery date is 10± months from lease execution.
- Lease Rate: See broker for details.



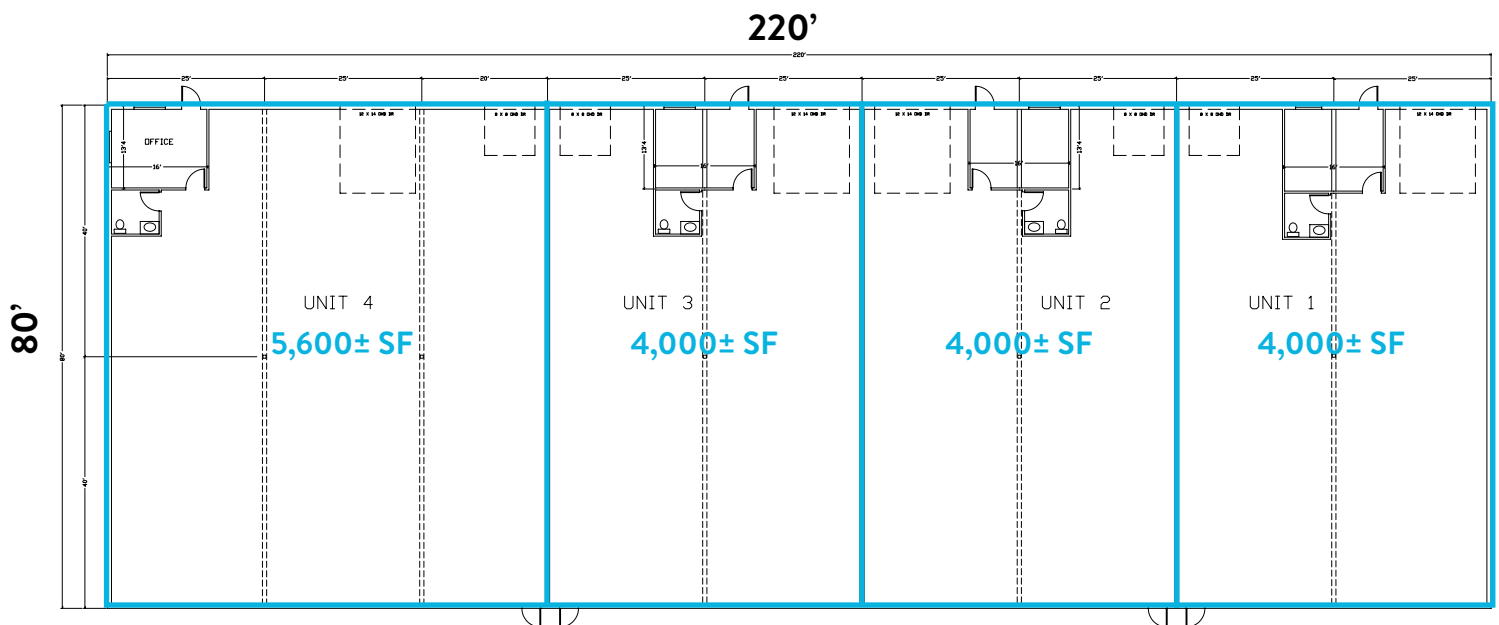
# FOR LEASE | INDUSTRIAL UNITS

## 91 INDUSTRIAL WAY, PORTLAND, ME 04103



### PROPERTY DETAILS

<b>OWNER</b>	Deerfield 91 Industrial, LLC	<b>SLAB</b>	5" interior slab
<b>BUILDING DELIVERY DATE</b>	10± months from lease execution	<b>WATER</b>	2" domestic line (Portland Water District)
<b>CEILING HEIGHT</b>	20' - 24'	<b>SEWER</b>	Municipal
<b>DOCKS/DOORS</b>	Four - 8' x 8' loading docks Four - 12' x 12' drive-in doors	<b>UNITS AVAILABLE</b>	Up to four (4) potential units
<b>OFFICE SIZE</b>	13' x 16'	<b>HVAC</b>	Mini-split units in office Trane high efficiency furnaces in warehouse spaces
<b>ZONING</b>	IMb - Moderate-Impact Industrial	<b>HEAT SOURCE</b>	Natural Gas
<b>ELECTRICAL</b>	Single-phase, 800 Amp service with 200 Amp panels	<b>ROOF</b>	Butler MR2
<b>ACREAGE</b>	3.24± Acres	<b>LIGHTING</b>	Energy efficient high-bay
<b>BUILDING SIZE</b>	17,600± SF	<b>SPRINKLER</b>	Fully sprinkled wet system
<b>CONSTRUCTION</b>	Butler, steel construction	<b>LEASE RATE</b>	See broker for details.



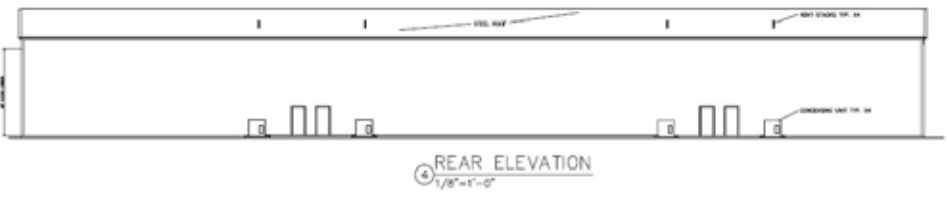
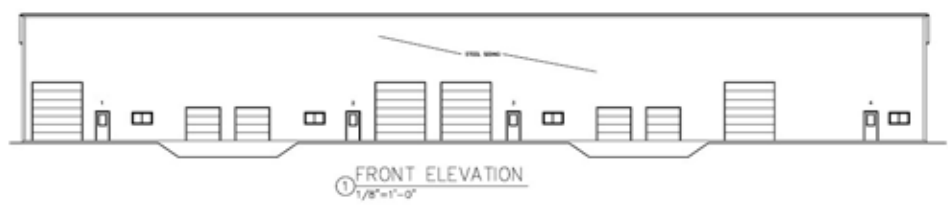
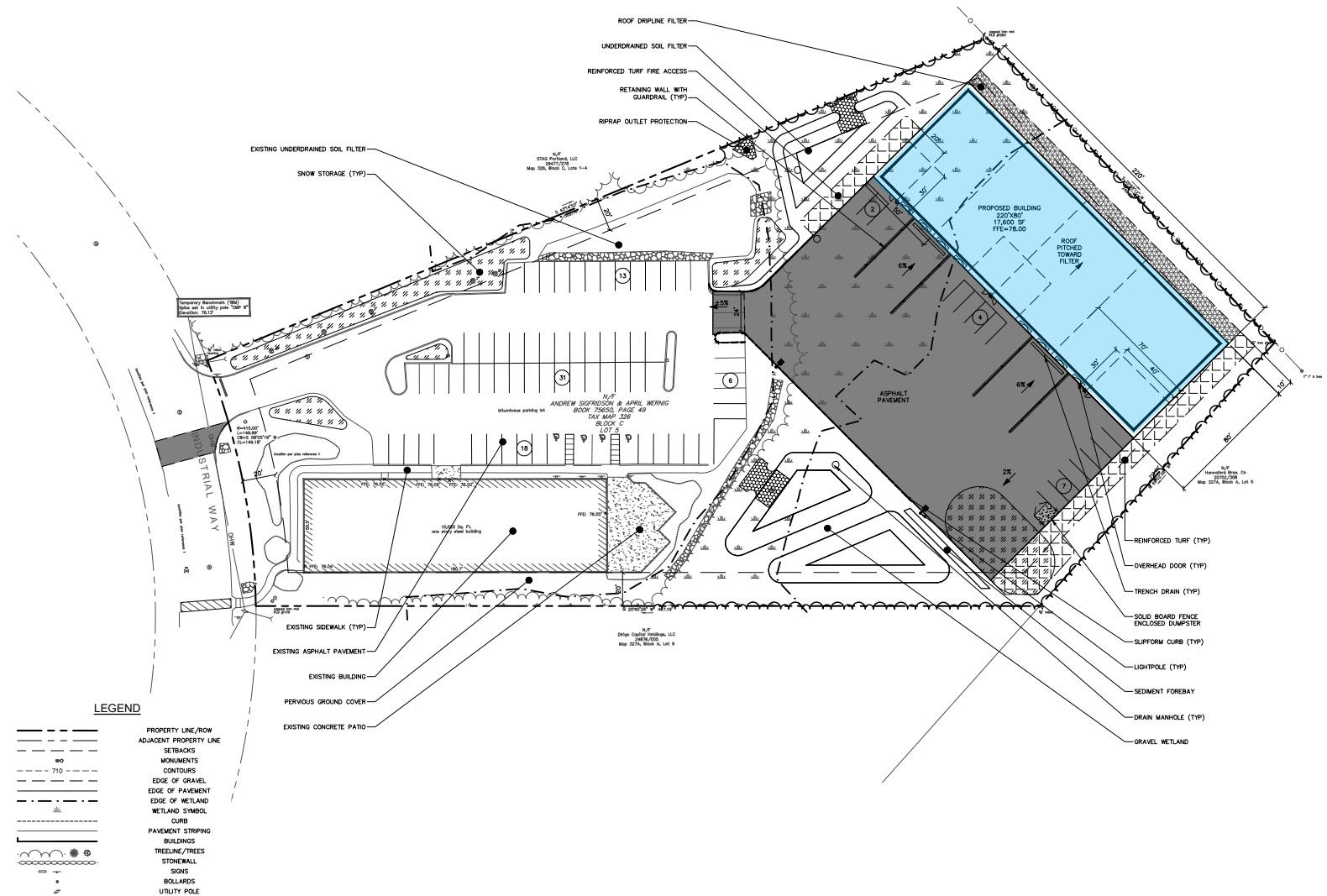
① FLOOR PLAN  
1/8"=1'-0"

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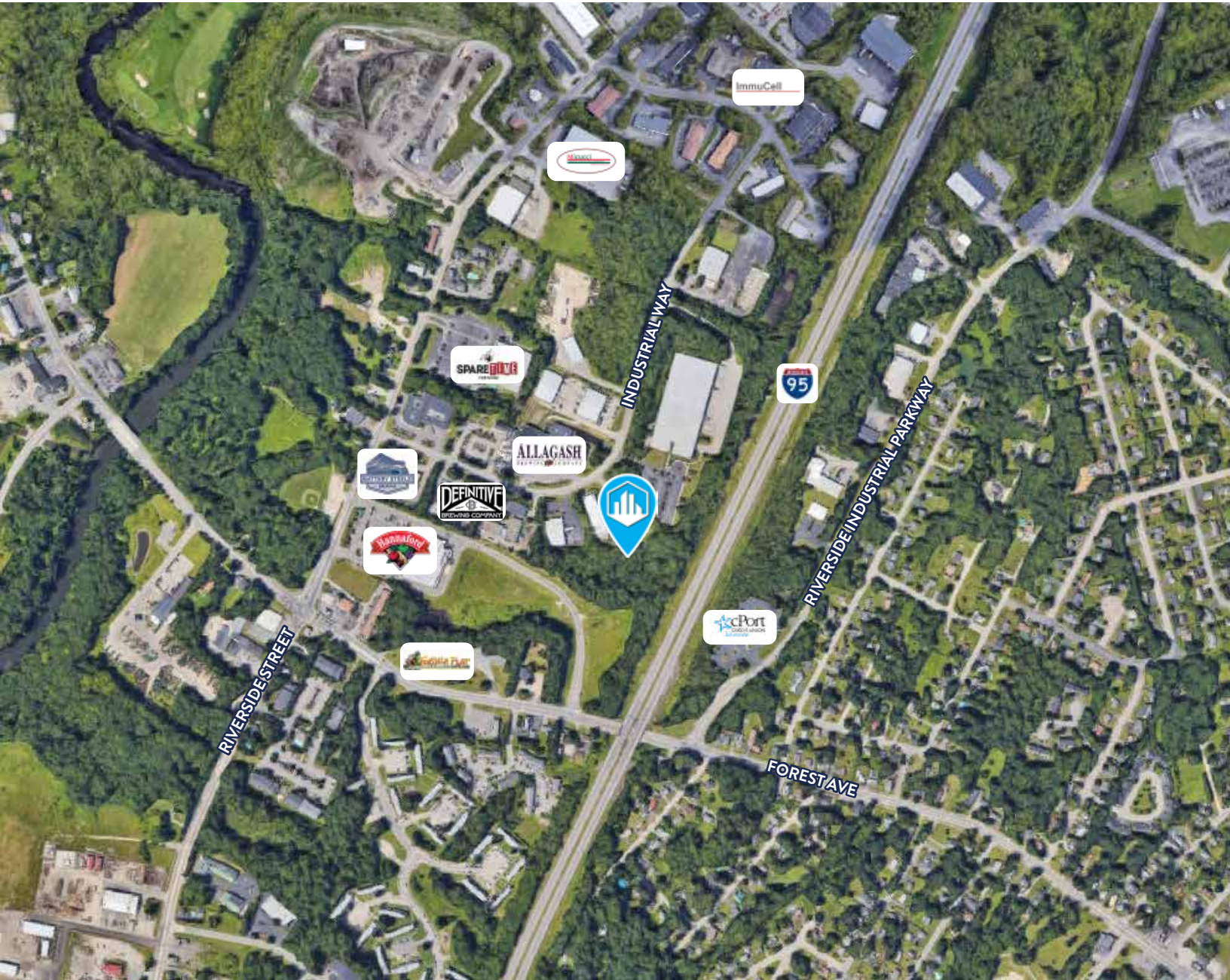


### SITE PLAN



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## CONTACT US



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