

FOR SALE/LEASE | HEAVY INDUSTRIAL/MANUFACTURING FACILITY

300 RILEY ROAD, JAY, ME 04239

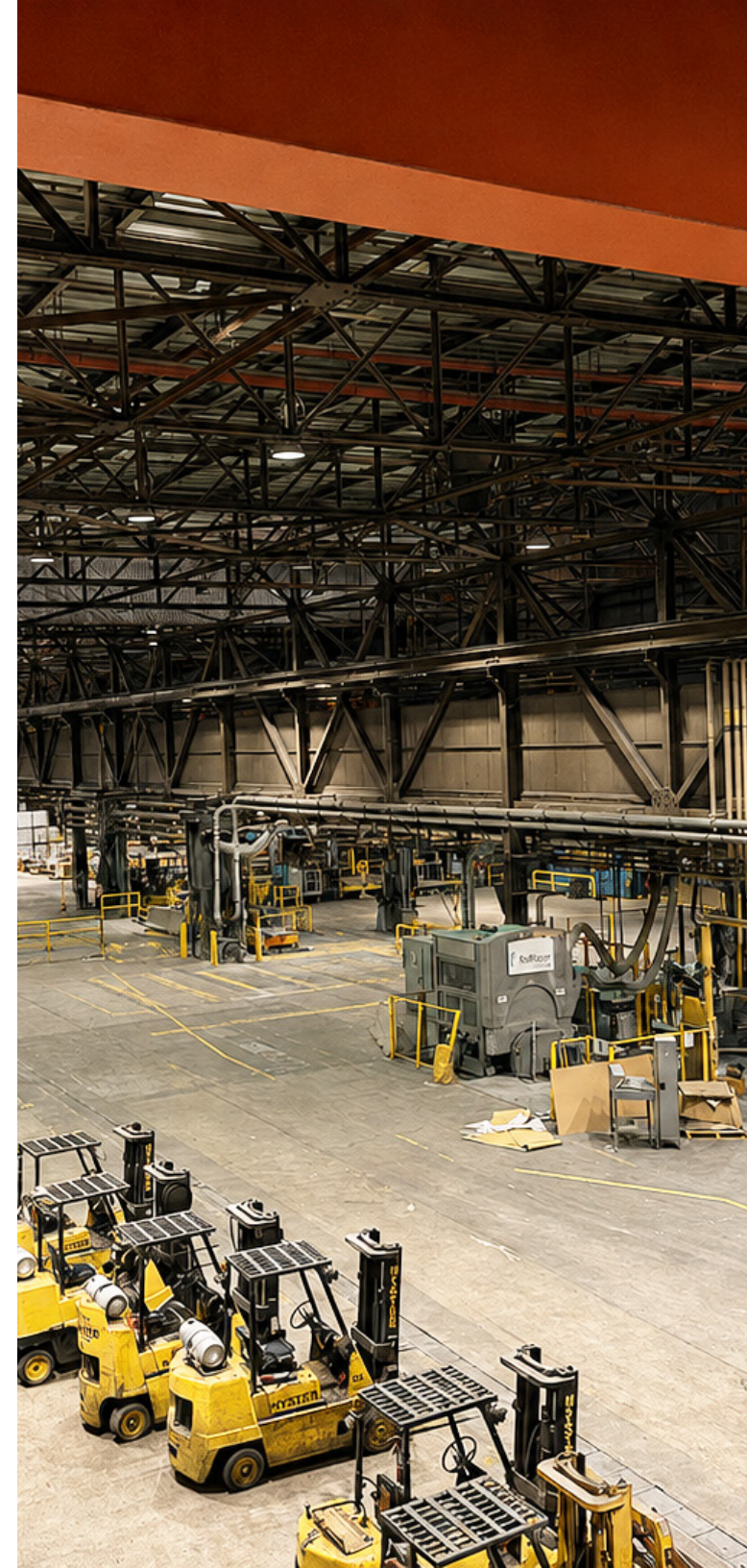


PROPERTY HIGHLIGHTS

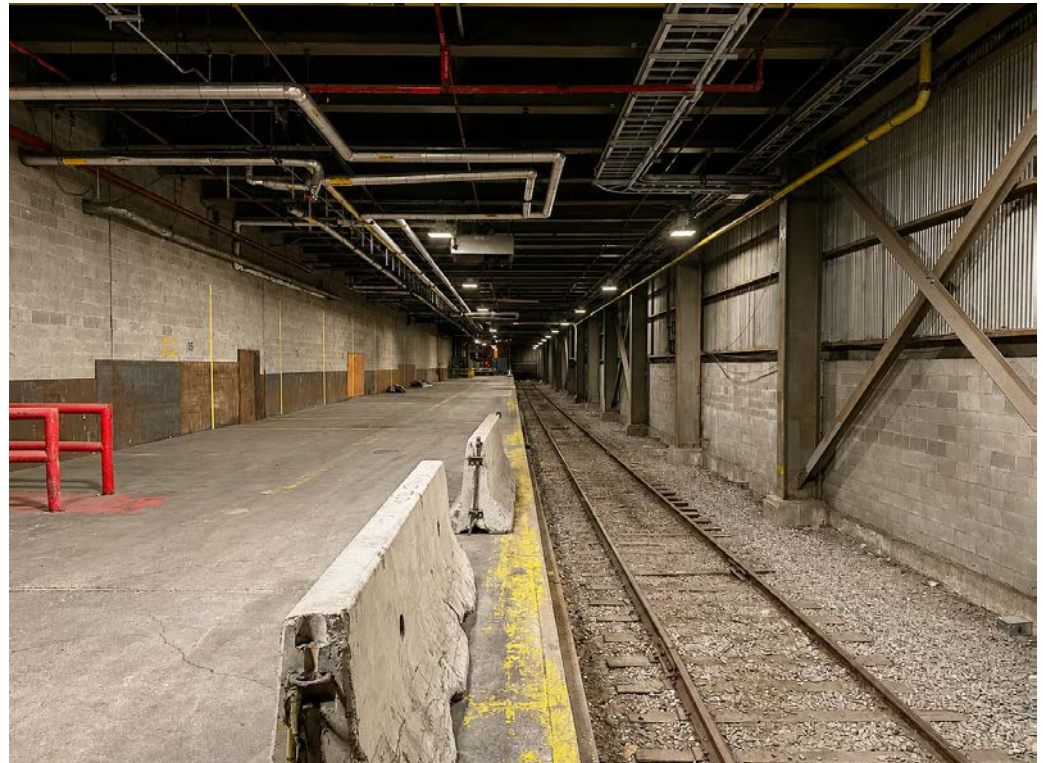
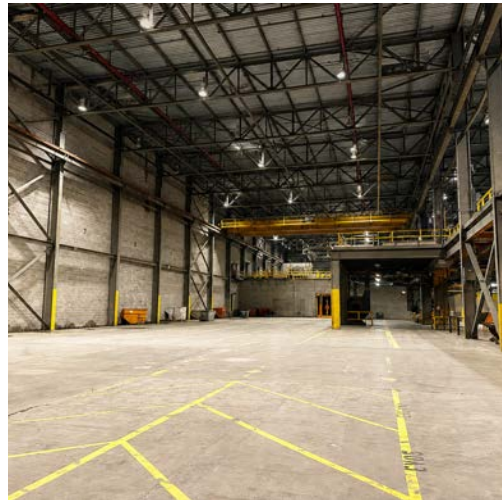
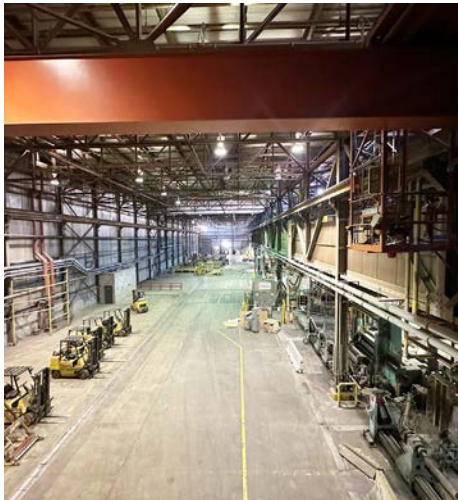
- 297.36± Acres
- 1,036,700± SF heavy duty industrial building (subdividable)
- Numerous additional free-standing buildings also available for lease: 11,300± SF, 10,000± SF, 5,692± SF and 5,161± SF.
- Numerous rail spurs throughout the site serving various buildings, all connecting to the CSX Rail line.
- Water, sewer, power, natural gas delivered to space and ready for distribution.
- Most building spaces served by heavy-duty overhead cranes.
- 82 MW (can be increased), 115 KV, electrical interconnect with direct access to Central Maine Power.
- 150 MW Solar Farm planned with projected delivery in 2028, providing additional renewable power at low rates.
- 25 MW hydroelectric in place and active
- Potential to purchase commercial condos or land. See Broker for details.
- Available: Depends on tenant requirements. See Broker for details.

PROPERTY DETAILS

Owner of Record	JGT2 Redevelopment, LLC
Street Address	300 Riley Road, Jay, ME
Building Size(s)	Main Building: 1,036,700± SF (Subdividable) Environmental Building: 11,300± SF Engineering Building: 10,000± SF Roll Rebuild Shop: 5,692± SF Construction Warehouse: 5,161± SF
Lot Size	297.36± Acres
Zoning	No zoning other than Shoreland & Flood Plain
Clear Height(s)	20' - 55' ±
Electrical	82 MW (can be increased), 115 KV, Electrical Interconnect
Utilities	Water, sewer, power, natural gas
Docks/Doors	Twenty (20) loading docks in main buildings
Overhead Cranes	Most buildings served by heavy-duty overhead cranes
Parking	Abundant, on-site parking including trailer parking
Rail Service	Active rail service - CSX Rail
Lease Rate	\$4.00-5.00/SF NNN
Sale Price	See Broker



PROPERTY PHOTOS



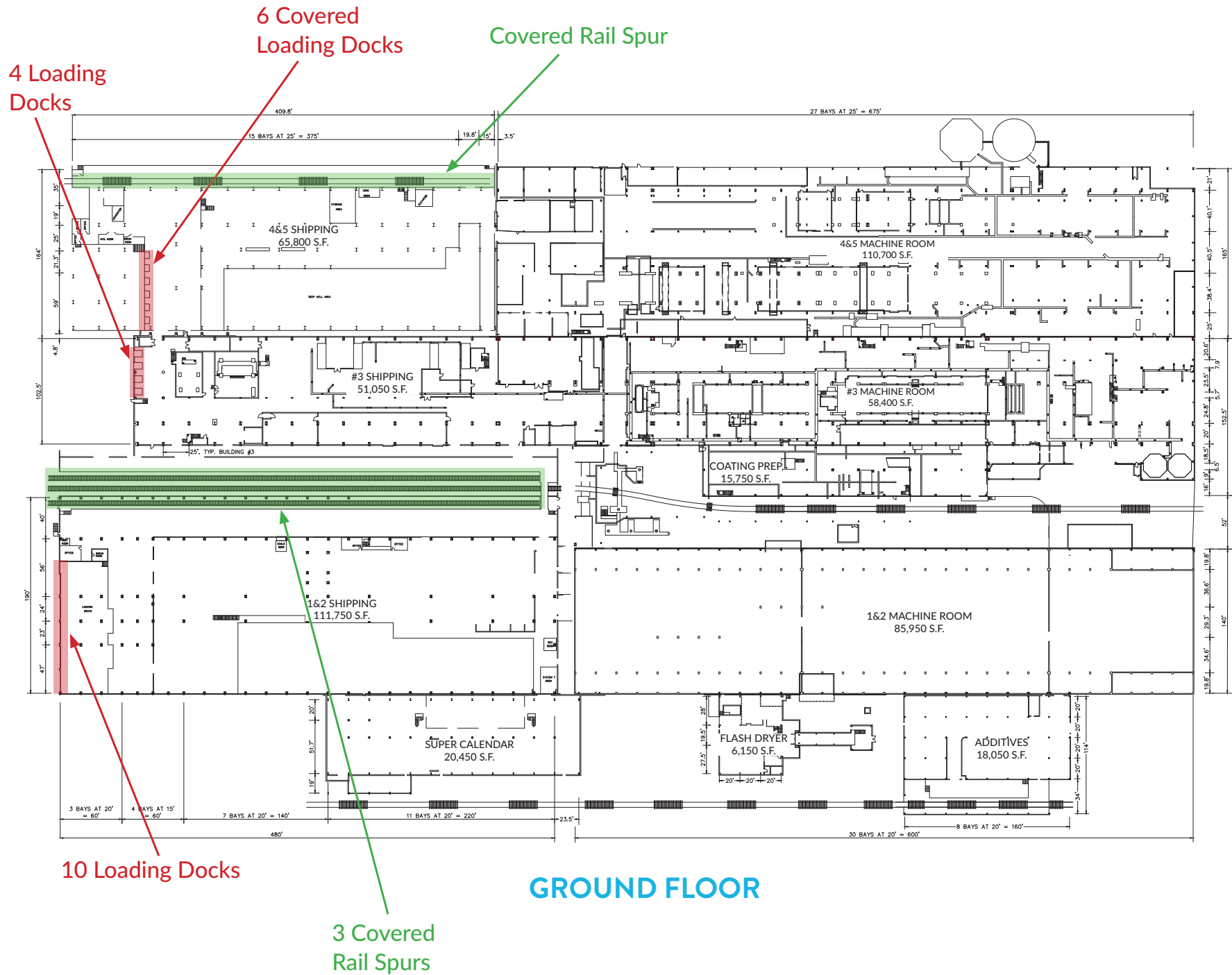
AERIAL VIEWS



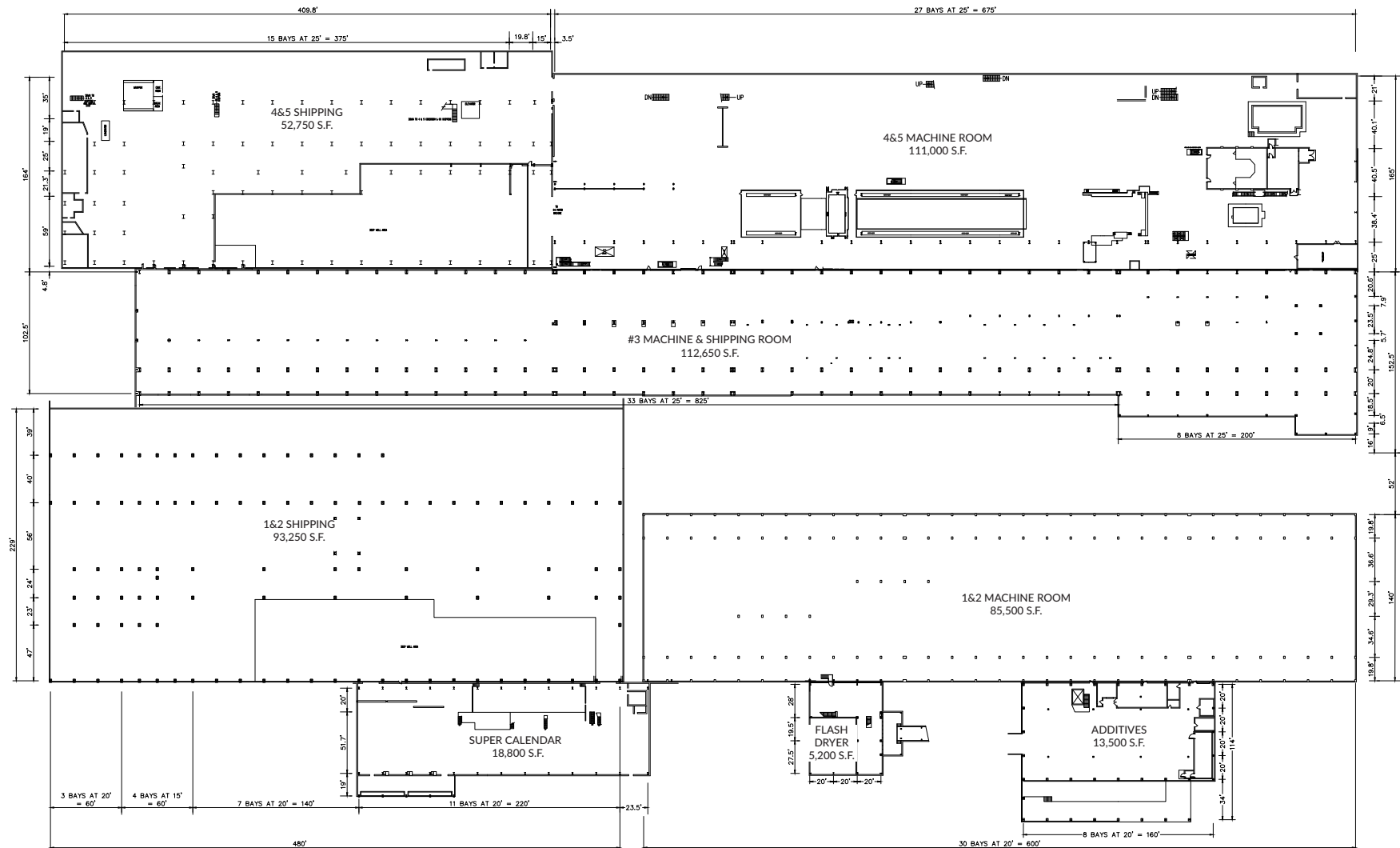
MAIN BUILDING

- The primary Mill Building consists of 1,036,700± square feet of available space. The building can be subdivided with various unit sizes and unit combinations possible. The first floor footprint of the Mill Building is approximately 544,050± square feet in size and the second floor (known as the operating floor) is 492,650± SF in size. The layout with existing natural subdivisions is shown here.
- The Mill Building's 492,650± SF second floor areas, utilized as part of the paper making process, are heavily built and can support substantial floor-loading, or can be removed providing 50-55' clear height. There are several pass-throughs connecting the first and second levels which can remain or be filled.
- There are numerous overhead cranes traversing the complex (ranging from 14 ton to 90 ton capacity) which were utilized for moving equipment and product throughout the space as well as between floors. The majority of the second floor areas have over 35' clear heights. While structurally solid and completely suitable for industrial use, the potential does exist for removing the second floor deck and creating first floor space with 50-55' clear areas.
- The Mill buildings will have all equipment and fixtures related to their prior use in the paper making industry removed. Spaces will be cleaned and made ready for new usage with utilities (water, sewer, power, natural gas) delivered to the space and ready for distribution. It is anticipated that building spaces will be ready for delivery to new occupants in 2026.
- Specific requirements for power can be accommodated, as well as ample process water along with wastewater treatment and disposal, utilizing the on-site wastewater treatment plant.

MAIN BUILDING FLOOR PLANS - 1,036,700± SF



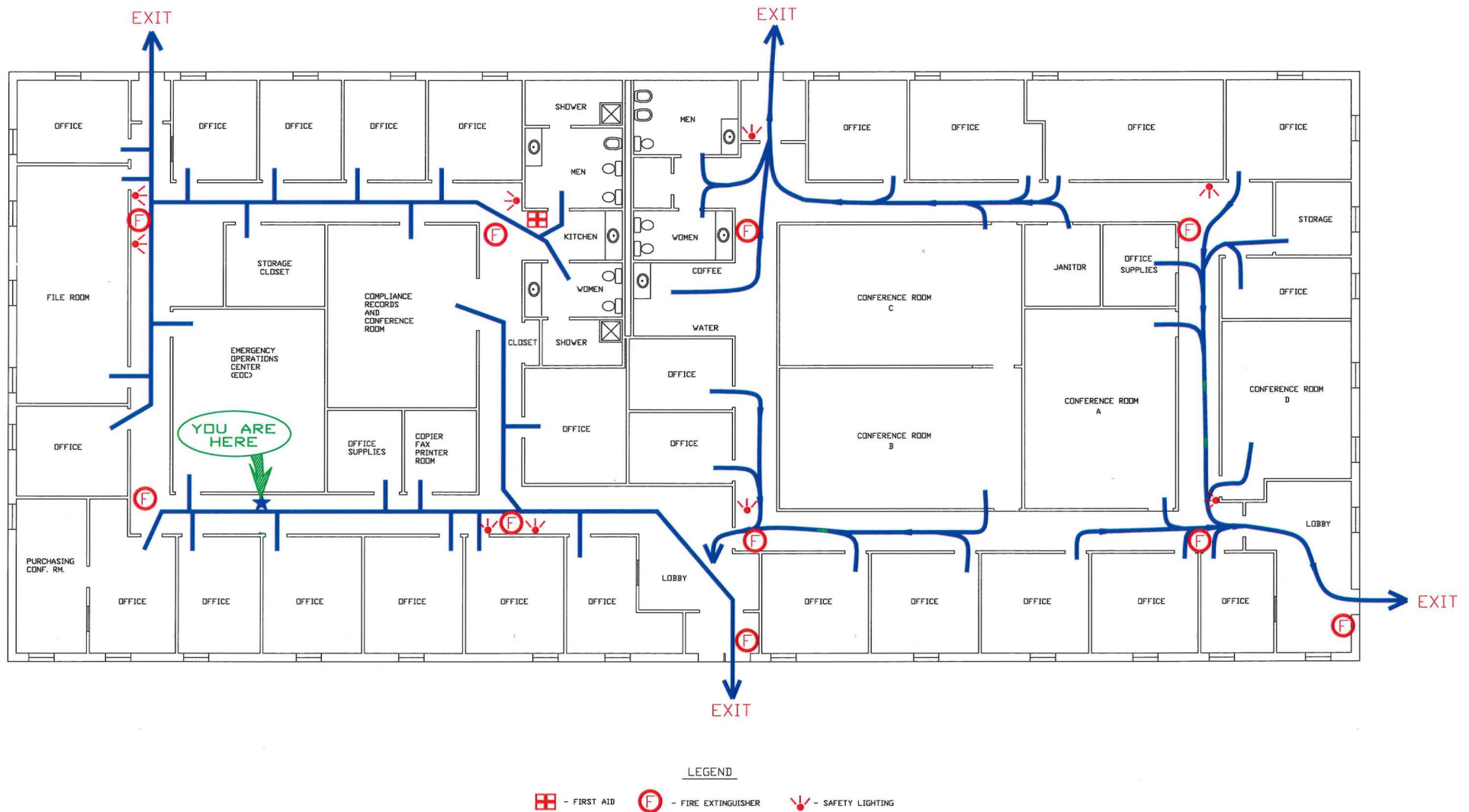
MAIN BUILDING FLOOR PLANS - 1,036,700± SF



OPERATING FLOOR

ENVIRONMENTAL OFFICE BUILDING FLOOR PLAN - 11,300± SF

Environmental Offices Building: This 11,300± SF, single-story office building housed the Environmental Department and a layout plan is shown below. The building has propane heat and air conditioning.

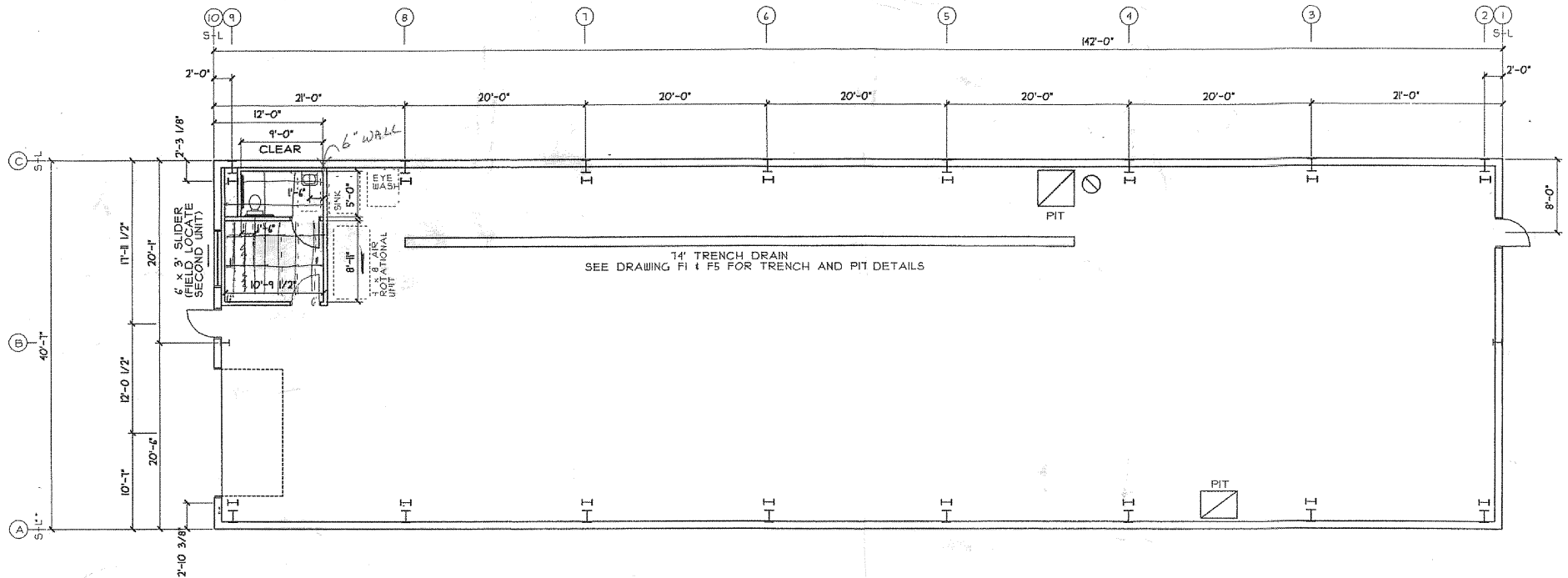


ENGINEERING OFFICE BUILDING FLOOR PLAN - 10,000± SF

Engineering Offices Building: This 10,000± SF, single-story office building housed the Engineering Department and a layout plan is shown below. The building has propane heat and air conditioning.

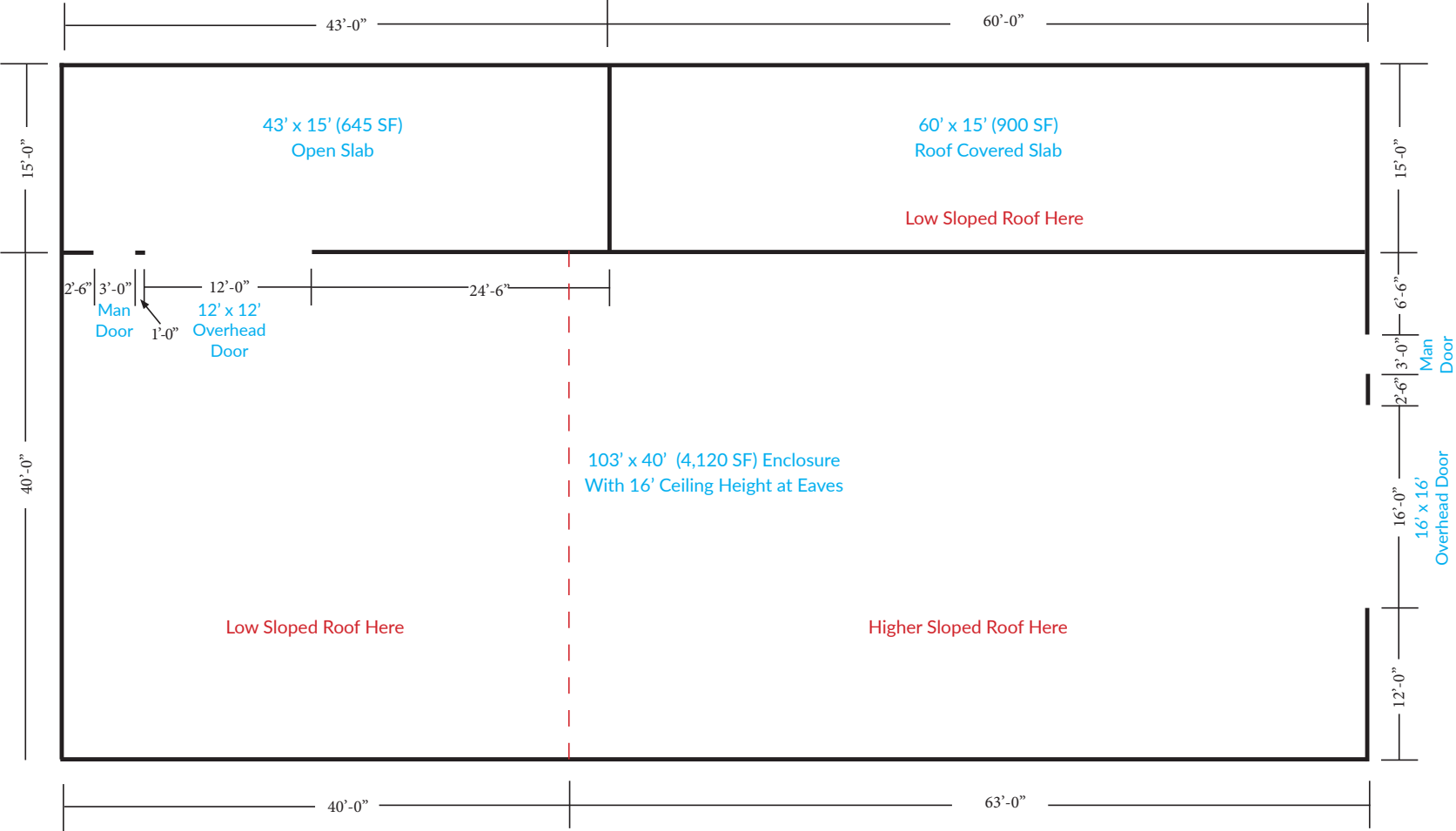


Roll Rebuild Shop: This 5,692± SF, single-story industrial building includes 1 drive-in door, 2 overhead cranes, and an office area. Ceiling height is 22' clear with 16' "under the hook" on the overhead crane. The building has propane heat and a 480 volt, 400 amp, 3-phase electrical service entrance.



CONSTRUCTION WAREHOUSE - 5,161± SF

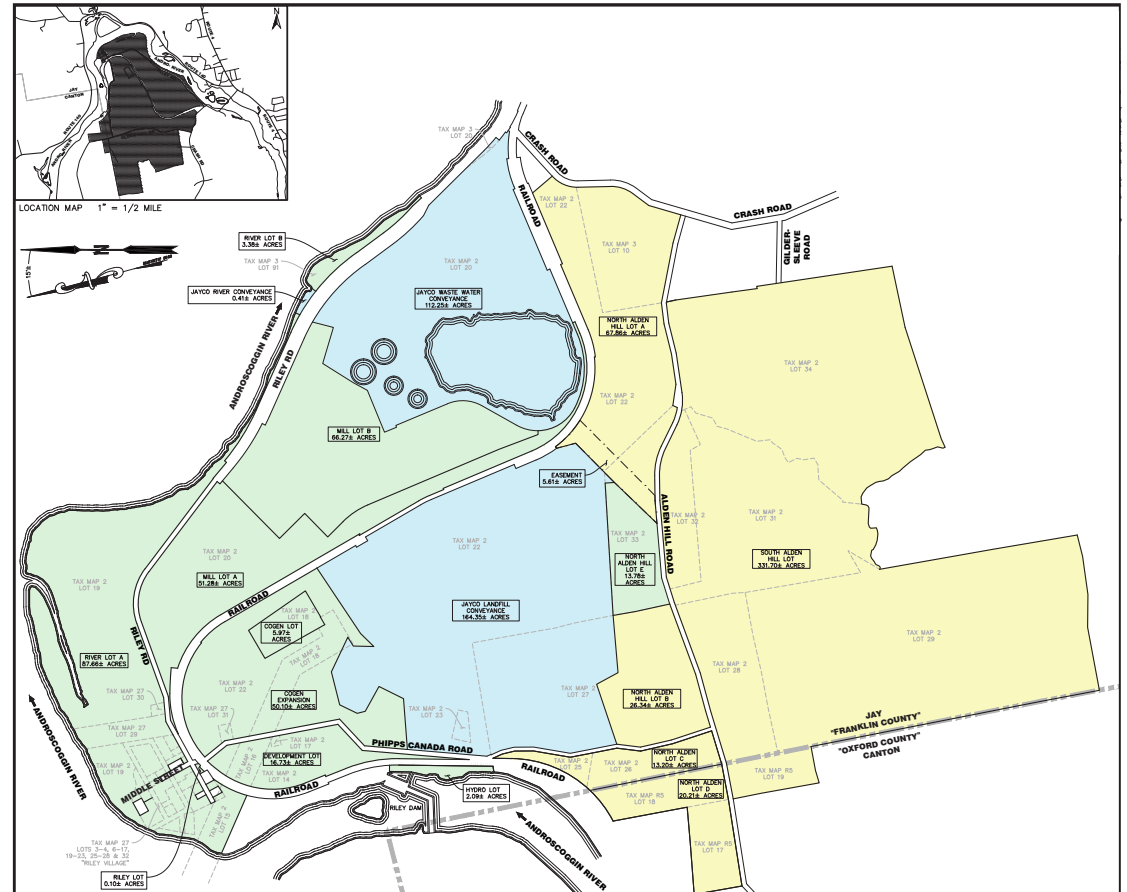
Construction Warehouse: This 5,161± SF building served as a warehouse for the construcion department. It offers drive-in doors, propane heat, and a small office area. There is an outdoor loading dock height concrete apron which leads into the building. A significant fenced laydown area provides ample outdoor storage area. The buildingn as a 480 volt, 400 amp, 3-phase electrical service entrance serviced by Central Maine Power.



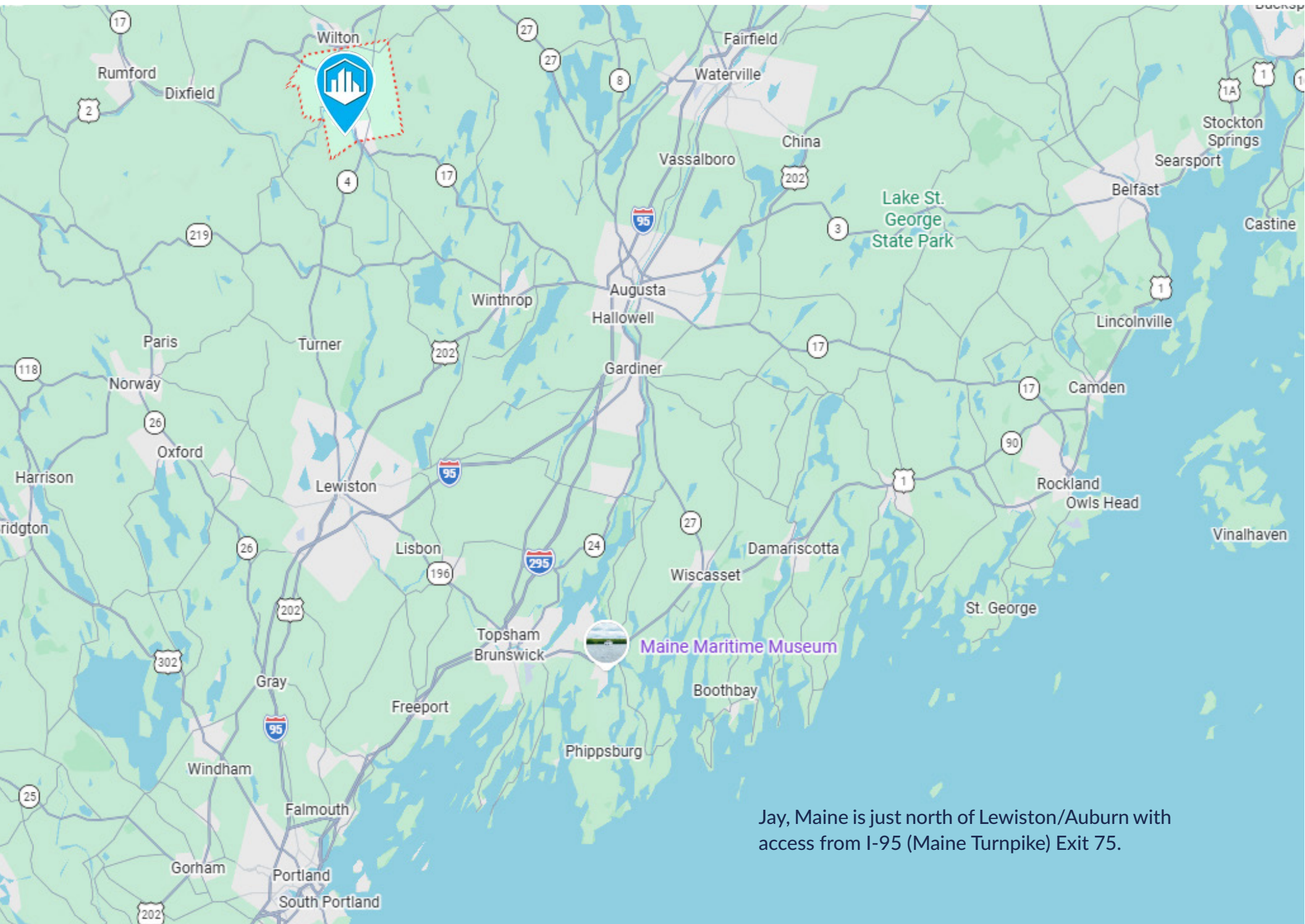
ELECTRICAL POWER

- This site has an existing 82 MW service entrance providing direct access to Central Maine Power Company service at 115 KV. This can be increased to somewhere in the 200± MW area with no significant upgrades. An extensive switch-yard is capable of delivering power at various voltages and amperage service. This power can be delivered to occupants on a metered basis at desired service levels for amperage and voltage at market rates. The project also accesses hydroelectric power from 4 generating sites owned and operated by Eagle Creek. These hydroelectric facilities deliver 20-30 MW, depending on river flow levels, and can be made available to occupants at below market rates as a “Inside the Fence” resource without transmission fees charged by the utility company.
- A 150 MW Solar Farm is in planning with projected delivery in late 2028. This could provide additional renewable power “Inside The Fence” at low rates with no transmission fees.





LOCATION



Jay, Maine is just north of Lewiston/Auburn with access from I-95 (Maine Turnpike) Exit 75.



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