



THE BOULOS  
COMPANY



**SCAN HERE**  
FOR A VIDEO OF THE  
PROPOSED DEVELOPMENT

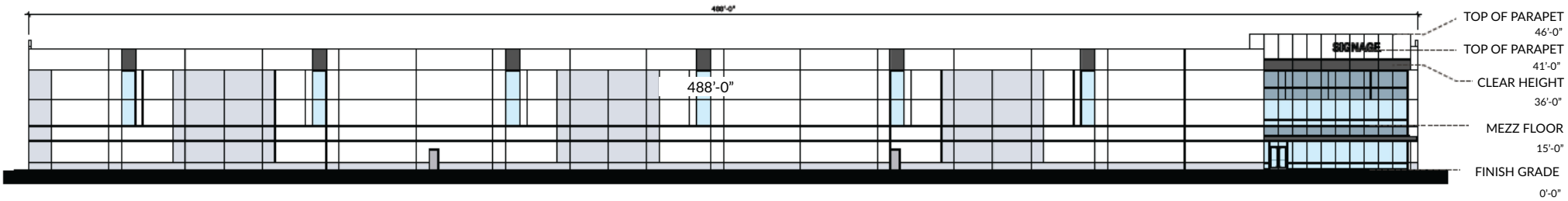
**FOR LEASE**

**123,120± SF**  
**INDUSTRIAL BUILD-TO-SUIT**

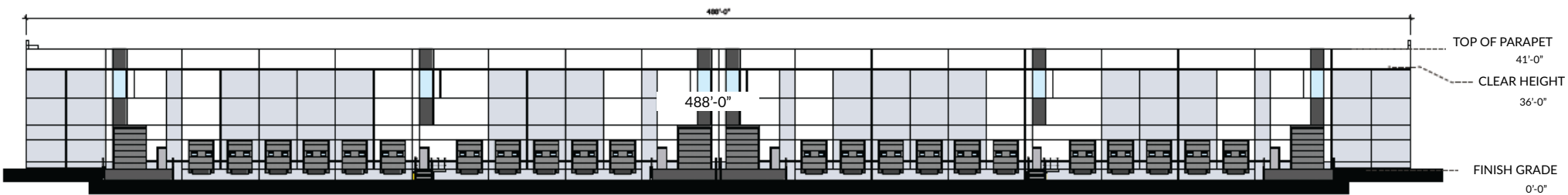
2 LINCOLN STREET, SOUTH PORTLAND, ME, 04106

# EXTERIOR ELEVATIONS

FRONT ELEVATION (SCALE: 1/16" = 1'-0")



REAR ELEVATION (SCALE: 1/16" = 1'-0")

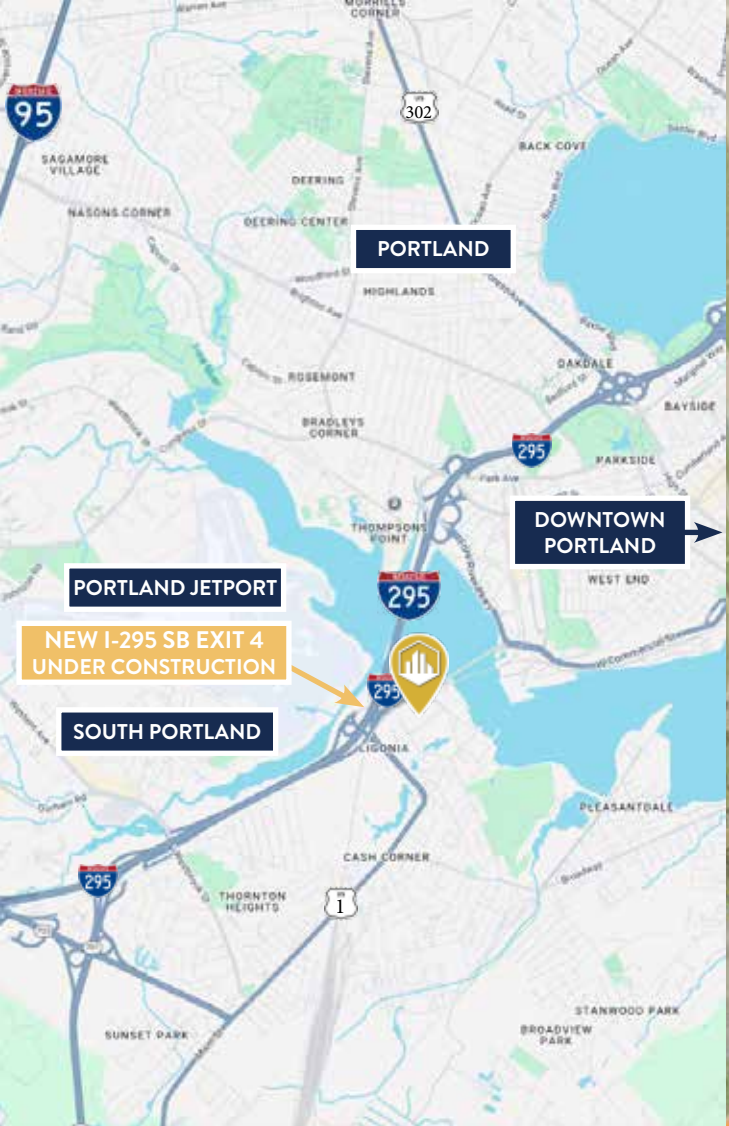


RENDERING



# BUILDING FEATURES

<b>BUILDING SIZE (PROPOSED)</b>	123,120± SF <ul style="list-style-type: none"><li>• Footprint: 117,120± SF</li><li>• Mezzanine: 6,000± SF</li></ul>	<b>ROOFING</b>	60-mil mechanically attached TPO roofing with internal roof drains and overflow scuppers
<b>OFFICE SPACE</b>	8,000± SF <ul style="list-style-type: none"><li>• 1st floor: 2,000± SF</li><li>• Mezzanine: 6,000± SF</li></ul>	<b>CLEAR HEIGHT</b>	36' clear height beginning 6" inside the first column line
<b>STORIES</b>	One (1)	<b>OWNER</b>	Hartree Partners LP
<b>BUILDING DIMENSIONS</b>	240' x 488' (total)	<b>LOT SIZE</b>	8.65± Acres
<b>PARKING</b>	302 parking spaces - 296 cars, 6 motorcycles 33 Trailer parking spaces 10 Box Truck parking spaces	<b>ZONING</b>	C - Commercial
<b>LOADING DOCKS</b>	22 dock positions <ul style="list-style-type: none"><li>• 9'x10' manual overhead doors</li><li>• 35,000 LB mechanical pit levelers</li><li>• Dock seals, bumpers and LED lights</li></ul>	<b>AREA AMENITIES</b>	I-295 exit 4 (SB exit 4 coming soon) & I-95 exit 46 Portland International Jetport Hannaford Distribution Center Cash Corner area businesses Close proximity to downtown Portland
<b>DRIVE-IN DOORS</b>	Four (4) electronically-operated 12'x14' drive-up delivery doors	<b>WATER</b>	Domestic water stubbed into the building for future construction
<b>BAY SPACING</b>	60' x 54'	<b>SEWER</b>	Under slab sanitary sewer along the office/dock walls for future office
<b>CONSTRUCTION</b>	Proposed construction to include: <ul style="list-style-type: none"><li>• Shallow reinforced concrete foundations</li><li>• 7" unreinforced concrete floor slab</li><li>• Load-bearing tilt-up concrete wall panels with medium textured paint</li><li>• Structural steel joist &amp; deck framing</li><li>• White-faced stick pin wall insulation at the inside face of the walls to code</li><li>• Storefront glazing and clerestory windows per the elevations</li></ul>	<b>SPRINKLER SYSTEM</b>	ESFR fire sprinkler system w/ diesel fire pump
		<b>ELECTRICAL</b>	One (1) 2,000A electrical service
		<b>LIGHTING</b>	30 FC Warehouse Lighting
		<b>HVAC</b>	Heat and ventilation via internal roof mounted makeup air units, exhaust fans, & relief hoods Gas piping from gas meter located at the center of the East wall to makeup air units
		<b>LEASE RATE</b>	Contact Broker for details



# CONTACT US



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