

FOR LEASE | BUILD-TO-SUIT INDUSTRIAL

91 INDUSTRIAL WAY, PORTLAND, ME 04103



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 12± months from lease execution.

LEASE RATE - SEE BROKER FOR DETAILS



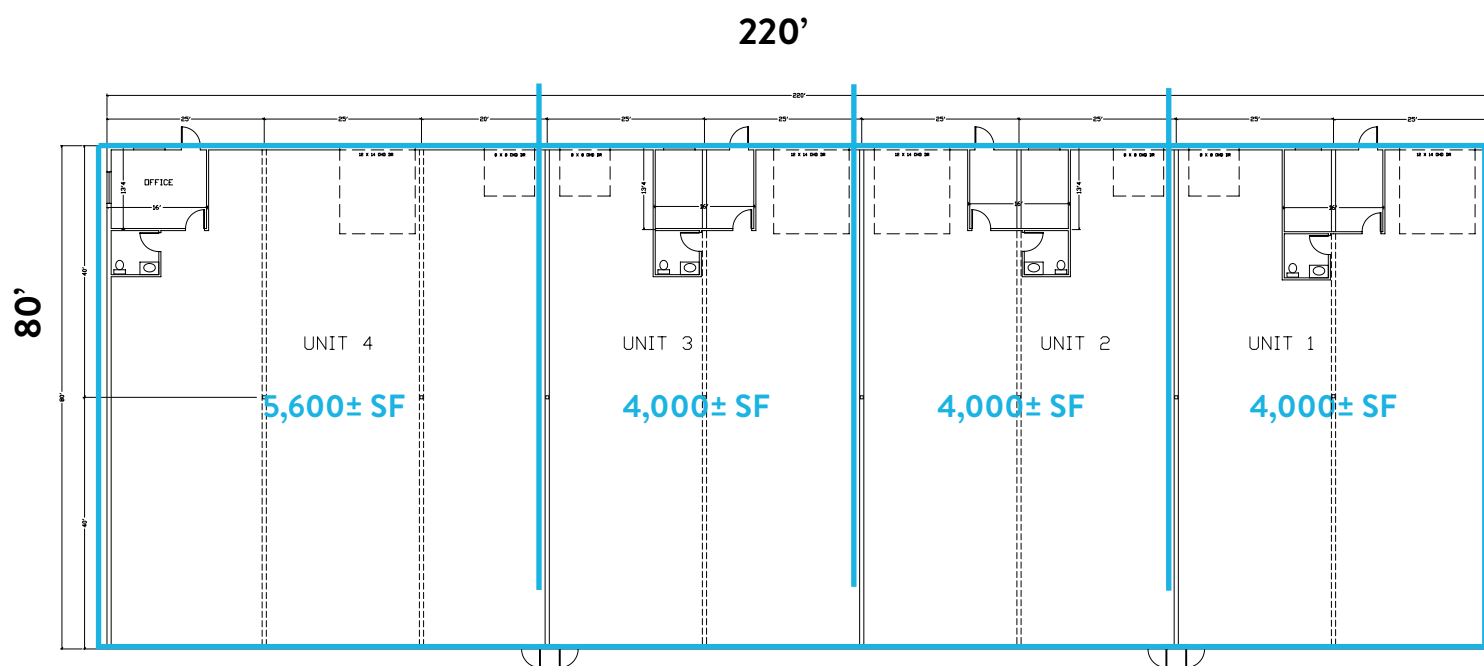
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PROPERTY DETAILS

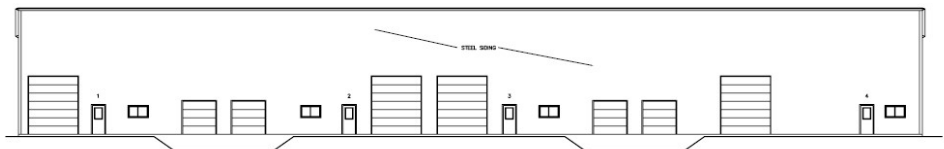
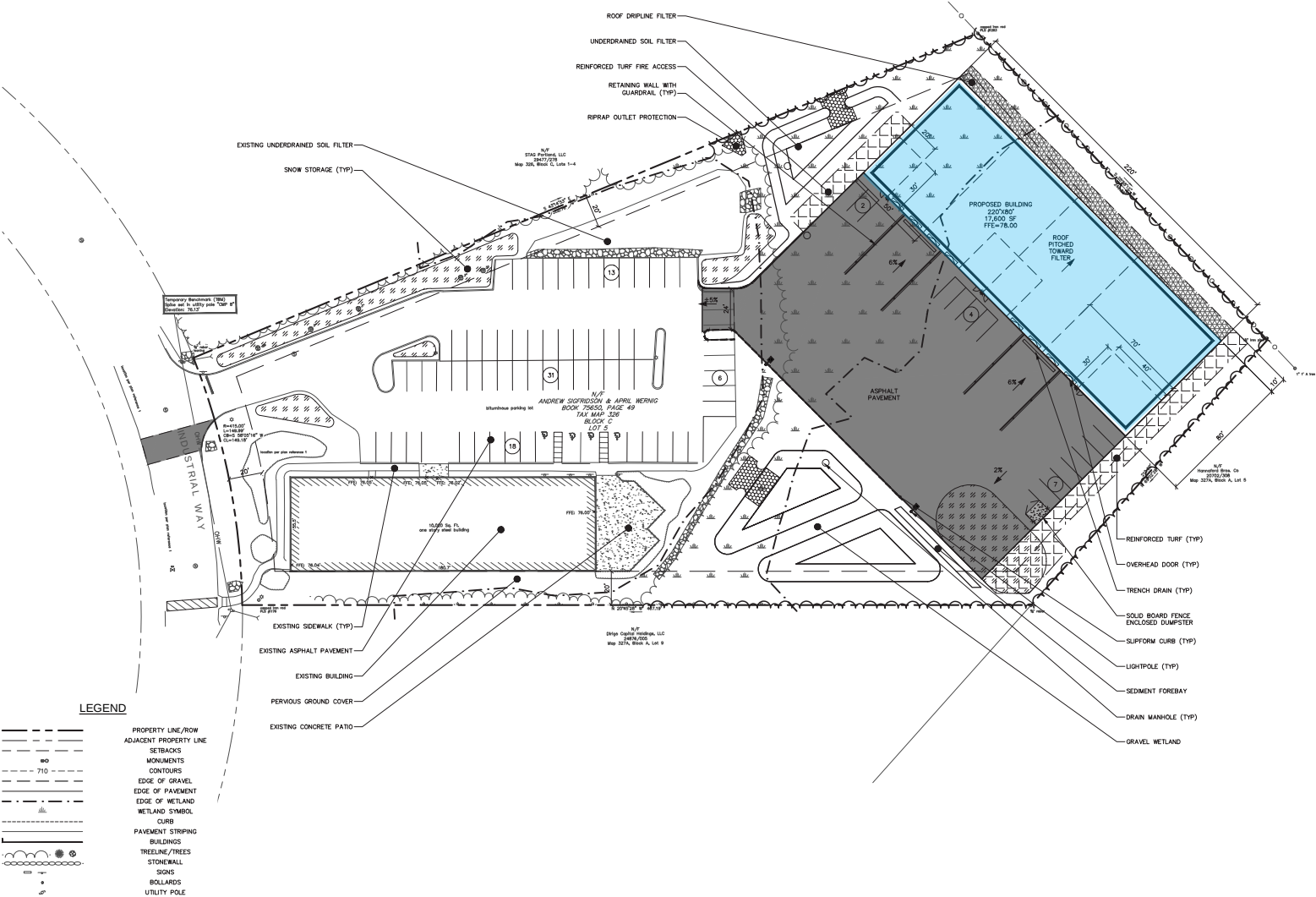
OWNER	Deerfield 91 Industrial, LLC	SLAB	5" interior slab
BUILDING DELIVERY DATE	12± months from lease execution	WATER	2" domestic line (Portland Water District)
CEILING HEIGHT	20' - 24'	SEWER	Municipal
DOCKS/DOORS	Four - 8' x 8' loading docks Four - 12' x 12' drive-in doors	UNITS AVAILABLE	Up to four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



① FLOOR PLAN
1/8"=1'-0"



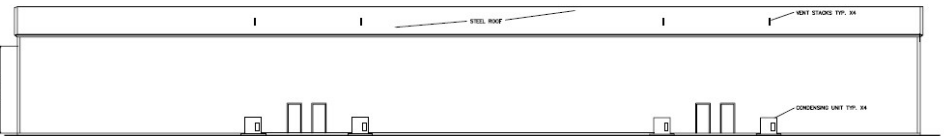
SITE PLAN



① FRONT ELEVATION
1/8"=1'-0"



③ RIGHT ELEVATION
1/8"=1'-0"



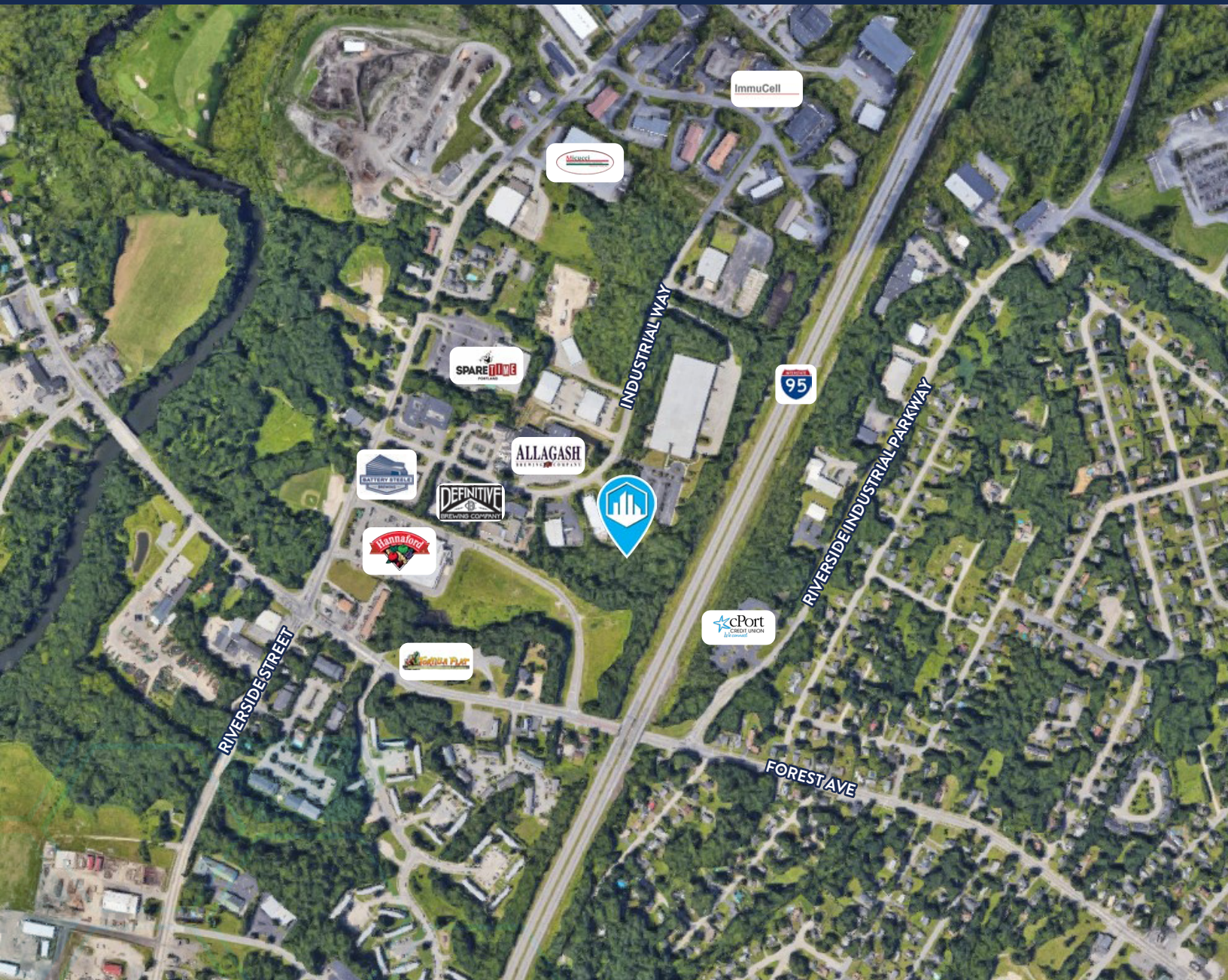
② REAR ELEVATION
1/8"=1'-0"



④ LEFT ELEVATION
1/8"=1'-0"

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CONTACT



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