



FOR LEASE

1 DAVIS FARM ROAD, PORTLAND, ME 04103

PROPERTY HIGHLIGHTS

- ◆ 48,897± SF Office/Flex building with large floors, (24,000 SF) can be subdivided.
- ◆ Landlord has brought the space into shell condition to offer open floor plan to be finished to suit.
- ◆ Contact broker about the ability to add dock-height doors, drive-in doors, and increasing ceiling height up to 24'.
- ◆ Ideal opportunity to combine industrial and office space.
- ◆ Free, dedicated parking (117± spaces pro-rata).
- ◆ Located off Washington Ave, close to I-95 Exit 53 (1.5 miles) and Exit 48 (3 miles), and just minutes from Downtown Portland.
- ◆ Signage potential w/ I-95 visibility.

LEASE RATE: **\$9.00/SF NNN**



THE BOULOS
COMPANY

FOR LEASE | OFFICE/FLEX BUILDING

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PROPERTY DETAILS

OWNER	J.B. Brown & Sons
ASSESSOR'S REFERENCE	Map 369, Block B, Lot 4
PARKING	177± on-site parking spaces
UTILITIES	Electrical - 1,600 Amp, 3-Phase, 277/480 Volt
BUILDING IMPROVEMENTS	Based on Tenant need
ELEVATOR	One (1) passenger elevator
ZONING	IM (Industrial Moderate Impact)
LEASE RATE	\$9.00/SF NNN (subject to buildout)



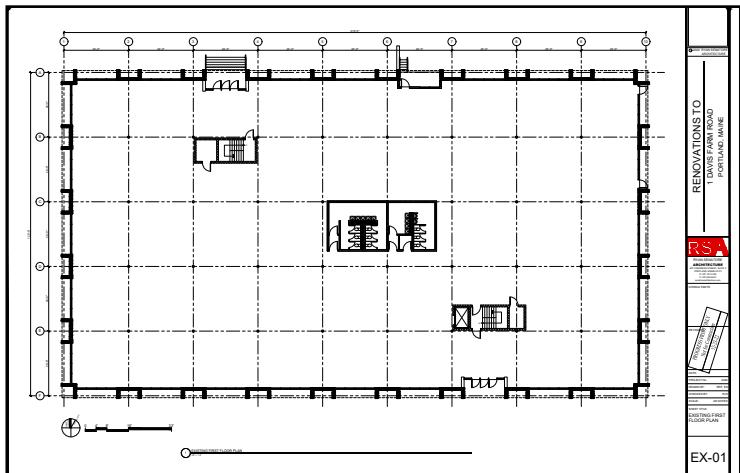
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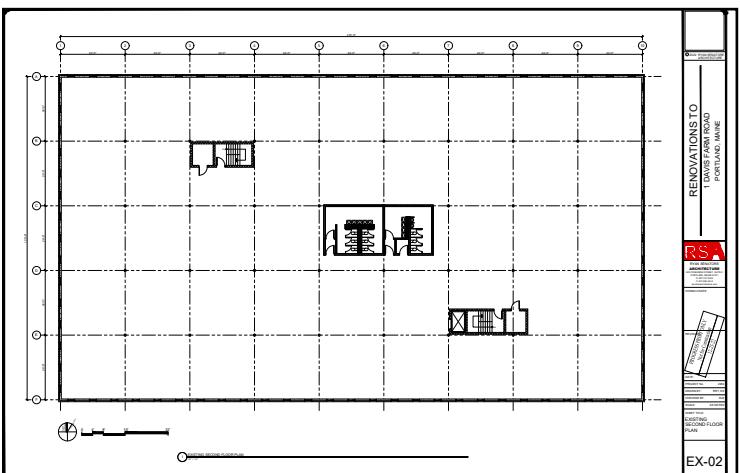


FLOOR PLANS & ZONING USES

1ST FLOOR



2ND FLOOR



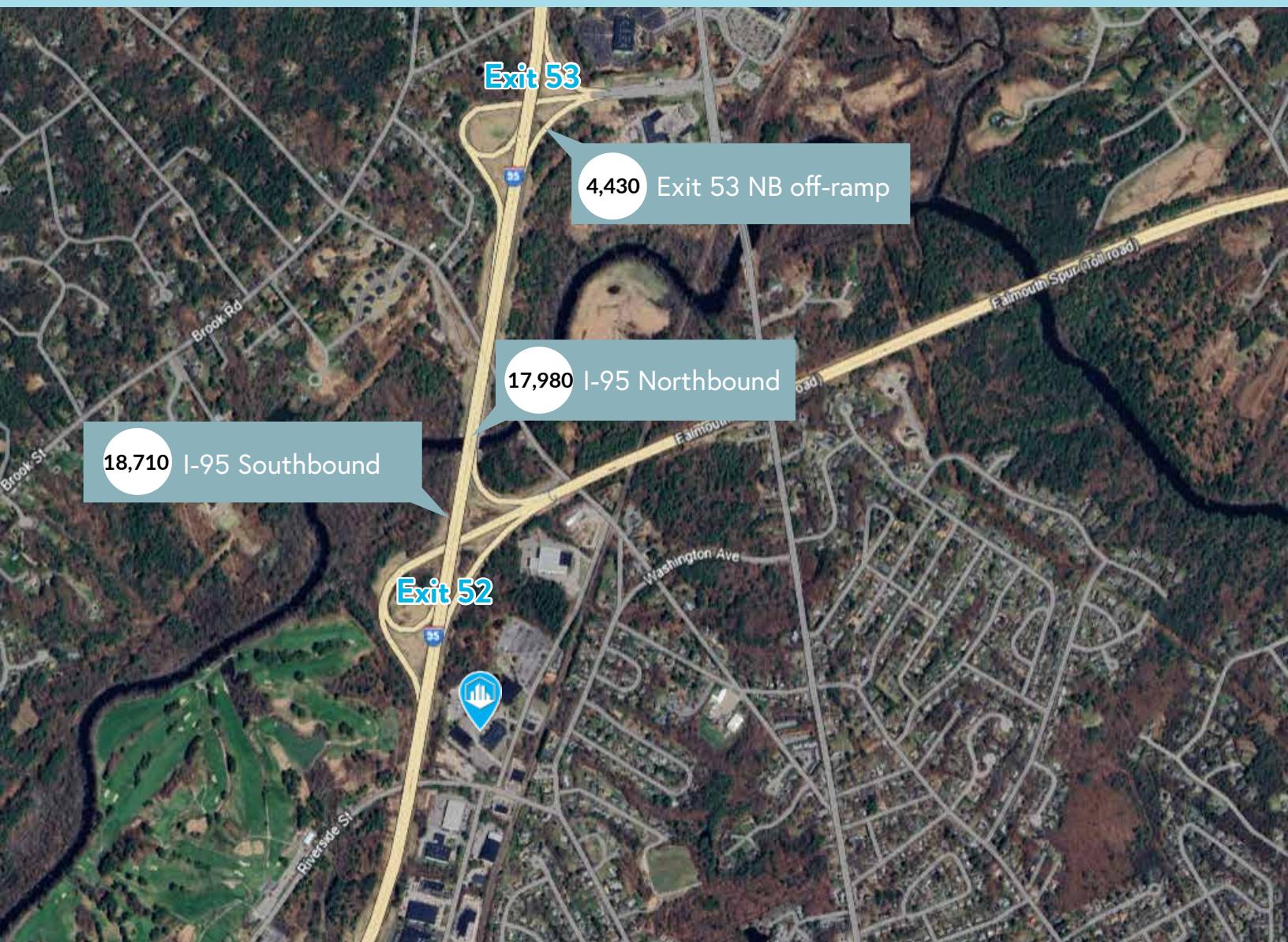
I-M: INDUSTRIAL MODERATE ZONING

TABLE 6-E: PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

	I-L/I-Lb	I-M/I-Mb	I-H/I-Hb
Airports			
Preschool facilities	●	●	●
Emergency shelters	○	○	○
Intermediate care facilities		● ⁴	
Places of assembly (<10,000 SF)	●		
Bars			
General offices (<5,000 SF)	● ¹	●	
General offices (>5,000 SF)	● ¹	●	
General services (<5,000 SF)			
General services (>5,000 SF)			
Hotels			
Recreation and amusement centers	●	●	
Repair services	●	●	●
Restaurants			
Animal-related services	● ²		
Construction & engineering services	●	●	●
Dairies	●	●	●
Fish waste processing			
Food & seafood processing, packing, and distribution		●	●
High-impact industrial uses			
Intermodal transportation facilities	●	●	●
Laboratory and research facilities	●	●	●
Low-impact industrial	●	●	●
Lumber yards	●	●	●
Marijuana cultivation facility (<2,000 SF plant canopy)	●	●	●
Marijuana cultivation facility (2,000-7,000 SF plant canopy)		●	●
Marijuana cultivation facility (>7,000 SF plant canopy)			●
Marijuana manufacturing facility	●	●	●
Marijuana testing facility	●	●	●
Printing and publishing	●	●	●
Recycling and solid waste disposal facilities		● ⁵	● ⁵
Studios for artists and craftspeople	●	●	
Telecommunication towers (ground-mounted)		●	●
Tow lots	●	●	●
Warehousing, storage, and distribution facilities	● ³	●	●

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