



# 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**





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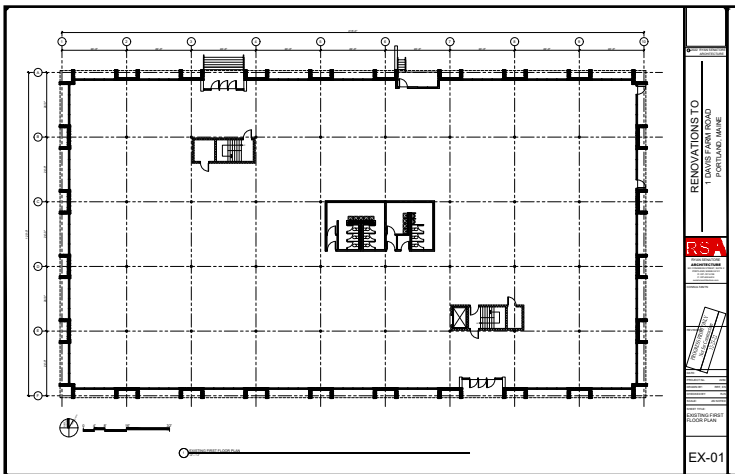
## PROPERTY DETAILS

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)

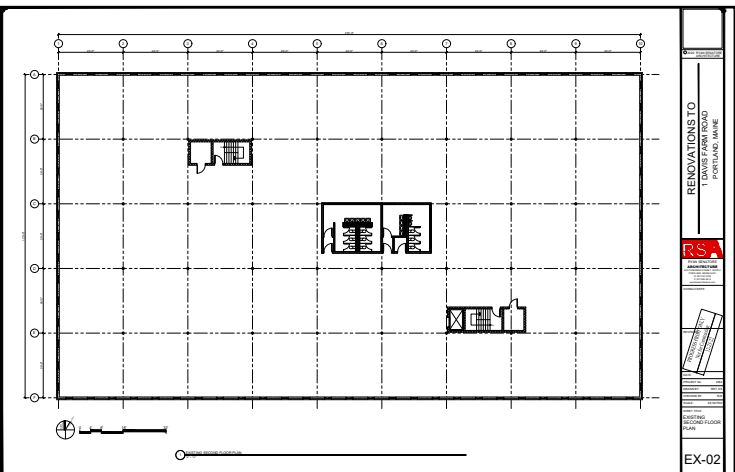


## FLOOR PLANS & ZONING USES

### 1<sup>ST</sup> FLOOR



### 2<sup>ND</sup> FLOOR



## I-M: INDUSTRIAL MODERATE ZONING

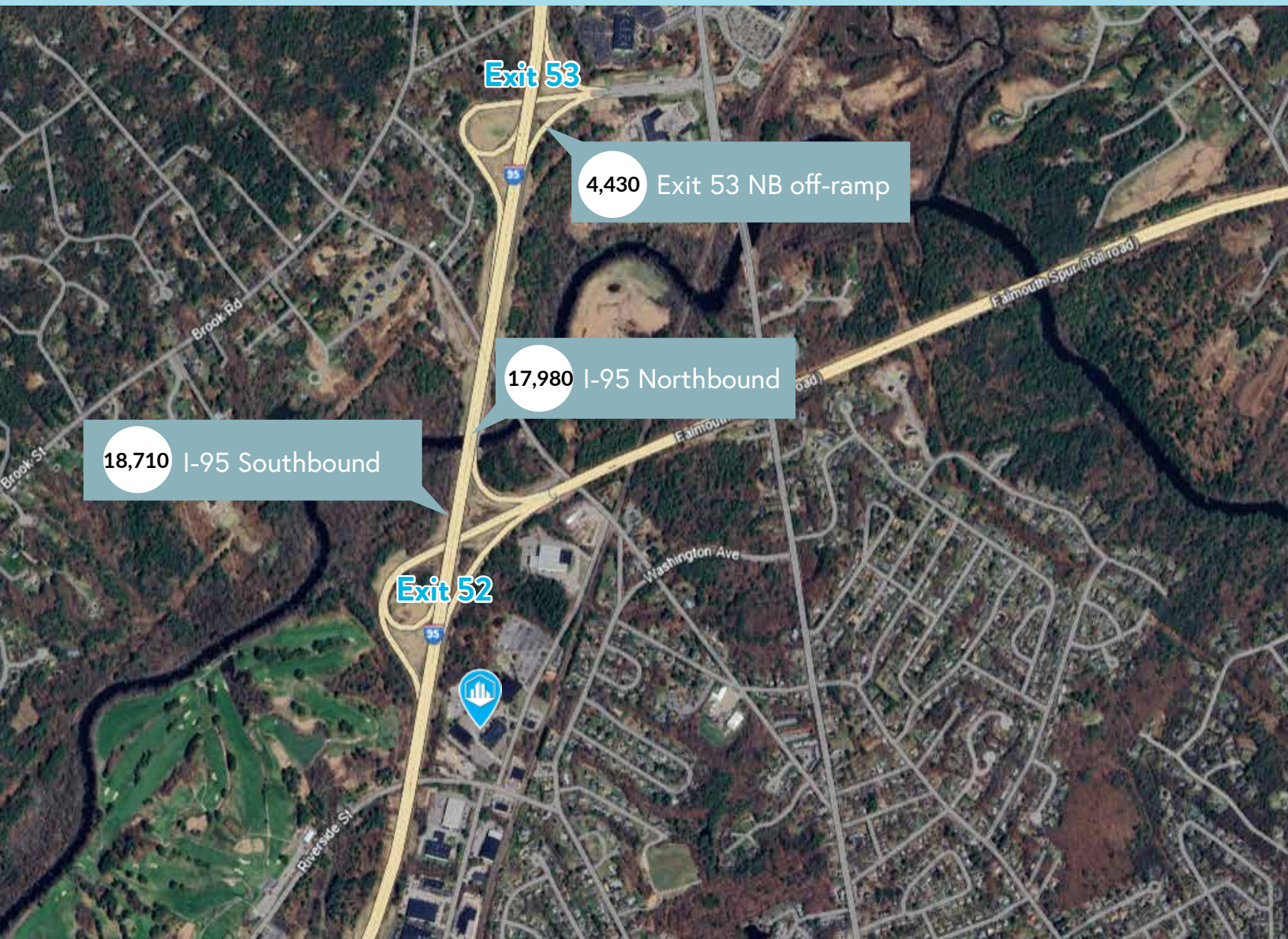
TABLE 6-E: PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

	I-L/I-Lb	I-M/I-Mb	I-H/I-Hb
Institutional	Airports		
	Preschool facilities	●	●
	Emergency shelters	●	●
	Intermediate care facilities	● <sup>4</sup>	
	Places of assembly (<10,000 SF)	●	
Commercial/Services	Bars		
	General offices (<5,000 SF)	● <sup>1</sup>	●
	General offices (>5,000 SF)	● <sup>1</sup>	●
	General services (<5,000 SF)		
	General services (>5,000 SF)		
	Hotels		
	Recreation and amusement centers	●	●
	Repair services	●	●
	Restaurants		
	Animal-related services	● <sup>2</sup>	
	Construction & engineering services	●	●
	Dairies	●	●
	Fish waste processing		●
	Food & seafood processing, packing, and distribution	●	●
	High-impact industrial uses		●
Industrial	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	● <sup>5</sup>	● <sup>5</sup>
	Studios for artists and craftspeople	●	●
	Telecommunication towers (ground-mounted)	●	●
	Tow lots	●	●
	Warehousing, storage, and distribution facilities	● <sup>3</sup>	●



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## CONTACT US



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