



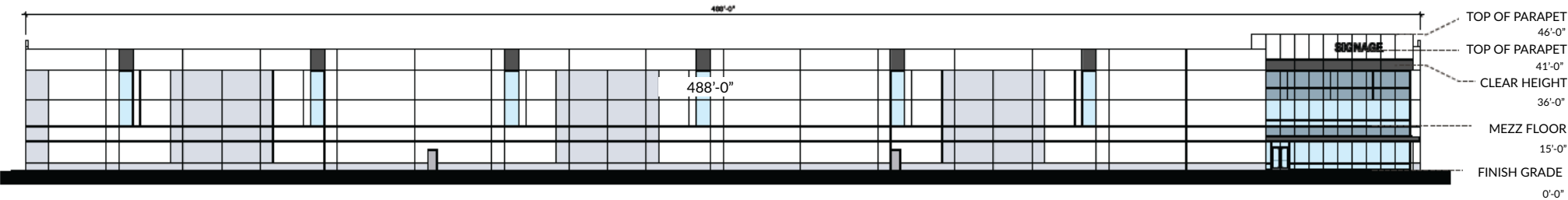
SCAN HERE
FOR A VIDEO OF THE
PROPOSED DEVELOPMENT

FOR LEASE

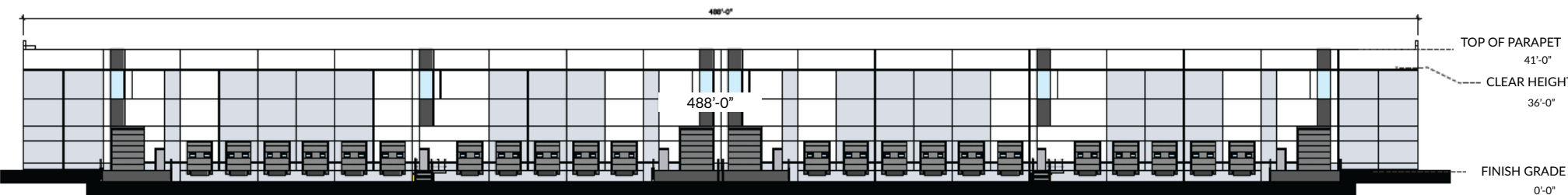
123,120± SF
INDUSTRIAL BUILD-TO-SUIT
2 LINCOLN STREET, SOUTH PORTLAND, ME, 04106

EXTERIOR ELEVATIONS

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



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



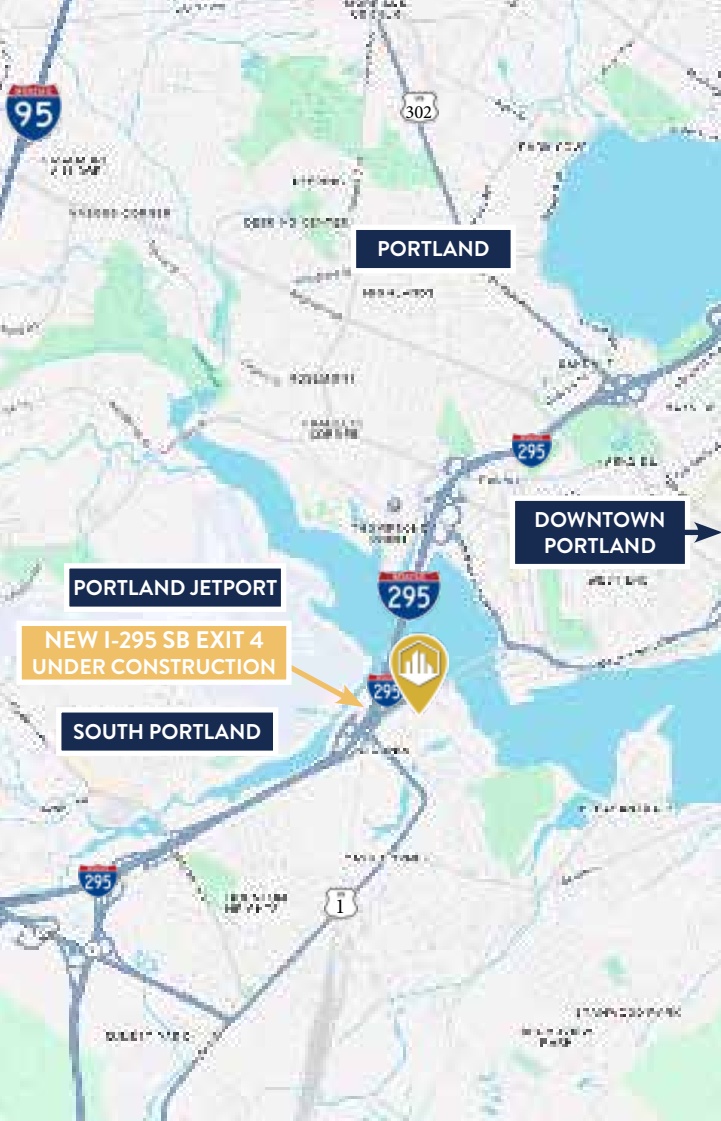
RENDERING



BUILDING FEATURES

BUILDING SIZE (PROPOSED)	123,120± SF <ul style="list-style-type: none">• Footprint: 117,120± SF• Mezzanine: 6,000± SF
OFFICE SPACE	8,000± SF <ul style="list-style-type: none">• 1st floor: 2,000± SF• Mezzanine: 6,000± SF
STORIES	One (1)
BUILDING DIMENSIONS	240' x 488' (total)
PARKING	302 parking spaces - 296 cars, 6 motorcycles 33 Trailer parking spaces 10 Box Truck parking spaces
LOADING DOCKS	22 dock positions <ul style="list-style-type: none">• 9'x10' manual overhead doors• 35,000 LB mechanical pit levelers• Dock seals, bumpers and LED lights
DRIVE-IN DOORS	Four (4) electronically-operated 12'x14' drive-up delivery doors
BAY SPACING	60' x 54'
CONSTRUCTION	Proposed construction to include: <ul style="list-style-type: none">• Shallow reinforced concrete foundations• 7" unreinforced concrete floor slab• Load-bearing tilt-up concrete wall panels with medium textured paint• Structural steel joist & deck framing• White-faced stick pin wall insulation at the inside face of the walls to code• Storefront glazing and clerestory windows per the elevations

ROOFING	60-mil mechanically attached TPO roofing with internal roof drains and overflow scuppers
CLEAR HEIGHT	36' clear height beginning 6" inside the first column line
OWNER	Hartree Partners LP
LOT SIZE	8.65± Acres
ZONING	C – Commercial
AREA AMENITIES	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
WATER	Domestic water stubbed into the building for future construction
SEWER	Under slab sanitary sewer along the office/dock walls for future office
SPRINKLER SYSTEM	ESFR fire sprinkler system w/ diesel fire pump
ELECTRICAL	One (1) 2,000A electrical service
LIGHTING	30 FC Warehouse Lighting
HVAC	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
LEASE RATE	Contact Broker for details



CONTACT US



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