



FOR LEASE

HEAVY INDUSTRIAL/MANUFACTURING FACILITY

300 RILEY ROAD, JAY, ME 04239



PROPERTY HIGHLIGHTS

- **1,011± Acres**
- **910,825± SF heavy duty industrial buildings (subdividable)**
- **Numerous additional free-standing buildings also available for lease: 11,300± SF, 10,000± SF, 5,763± SF and 5,161± SF.**
- **Numerous rail spurs throughout the site serving various buildings, all connecting to the CSX Rail line.**
- **Water, sewer, power, natural gas delivered to space and ready for distribution.**
- **Most building spaces served by heavy-duty overhead cranes.**
- **150 MW, 115 KV, electrical interconnect with direct access to Central Maine Power.**
- **75 MW Solar Farm planned with projected delivery in 2025, providing additional renewable power at low rates.**
- **Potential to purchase commercial condos or land. See Broker for details.**
- **Available: Depends on tenant requirements. See Broker for details.**

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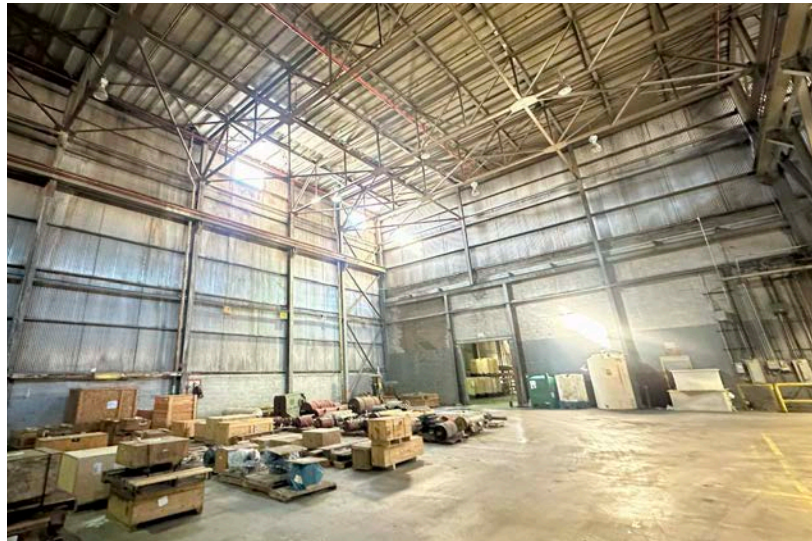
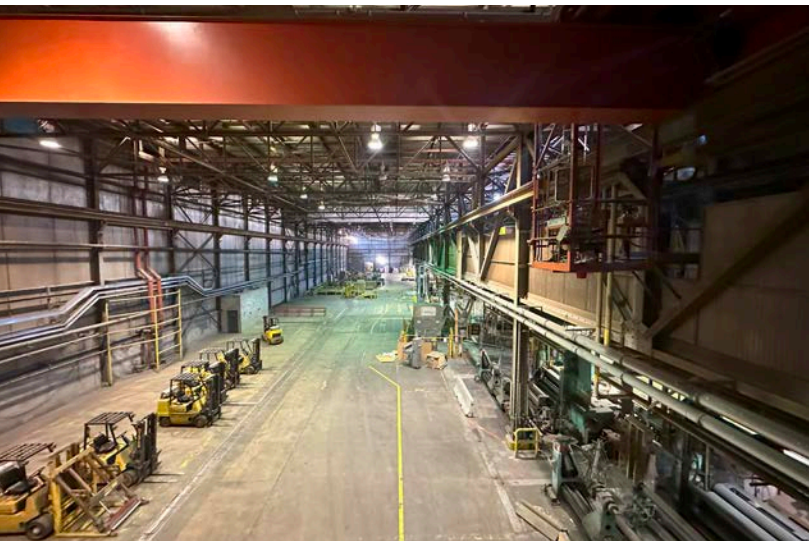
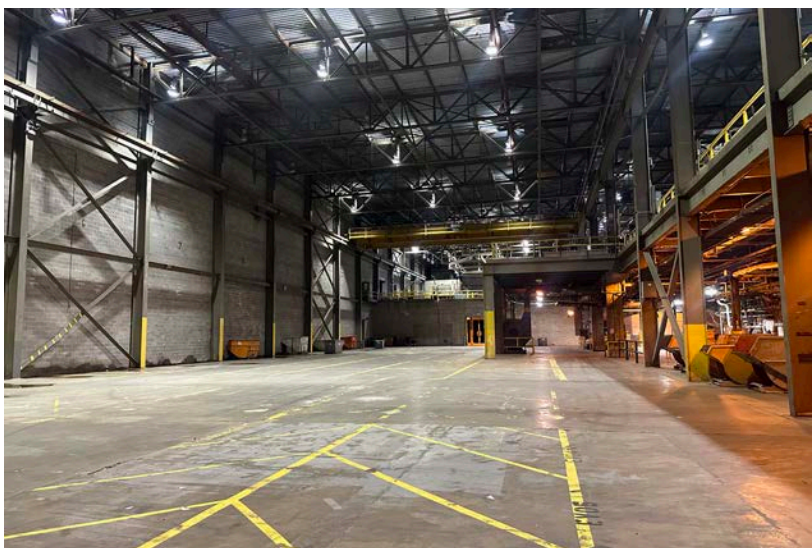
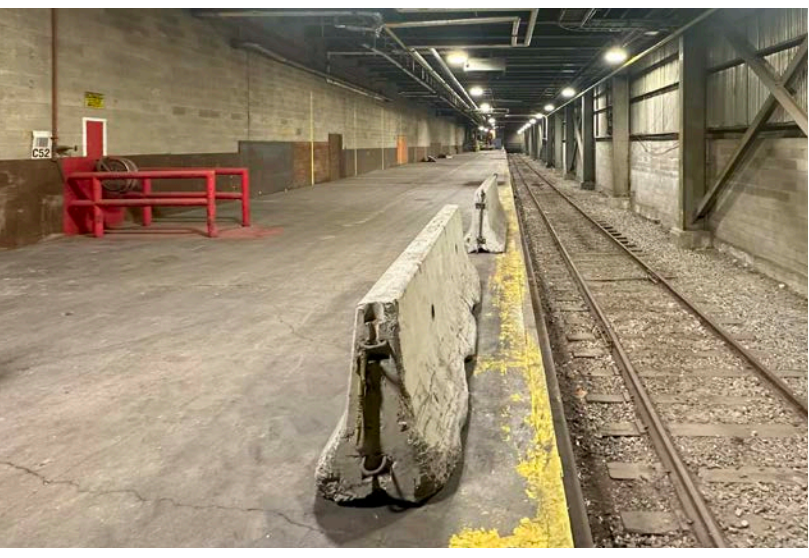
OWNER	JGT2 REDEVELOPMENT LLC
ASSESSOR'S REF	MAP 2, LOT 20
BUILDING SIZE(S)	MAIN BUILDING: 910,825± SF (SUBDIVIDABLE) ENVIRONMENTAL BLDG: 11,300± SF ENGINEERING BUILDING: 10,000± SF ROLL REBUILD SHOP: 5,763± SF CONSTRUCTION WAREHOUSE: 5,161± SF
LOT SIZE	1,011± ACRES
ZONING	NO ZONING OTHER THAN SHORELAND & FLOOD PLAIN
CLEAR HEIGHT(S)	20' - 55' ±
ELECTRICAL	150 MW, 115 KV, ELECTRICAL INTERCONNECT
UTILITIES	WATER, SEWER, POWER, NATURAL GAS
DOCKS/DOORS	TWENTY (20) LOADING DOCKS IN MAIN BUILDINGS
OVERHEAD CRANES	MOST BUILDINGS SERVED BY HEAVY-DUTY OVERHEAD CRANES
PARKING	ABUNDANT, ON-SITE PARKING INCLUDING TRAILER PARKING
RAIL SERVICE	ACTIVE RAIL SERVICE - CSX RAIL
LEASE RATE	\$4.00-5.00/SF NNN
SALE PRICE	SEE BROKER

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PROPERTY PHOTOS

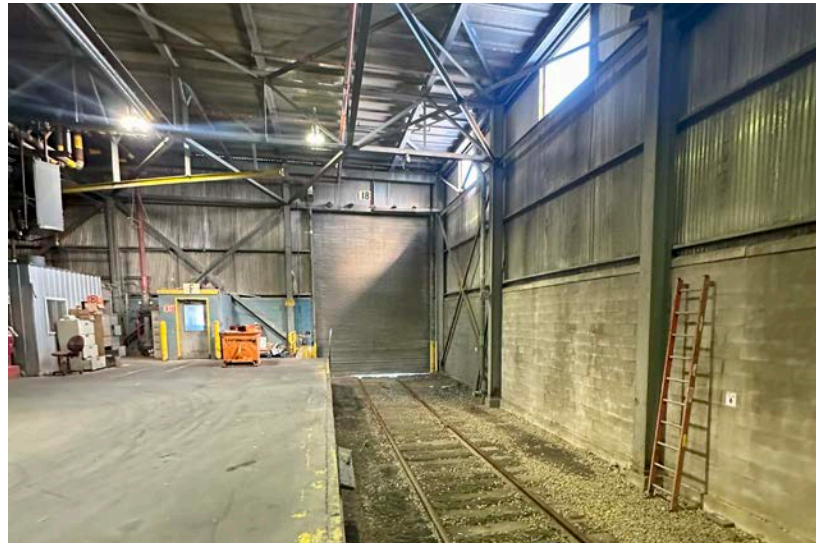
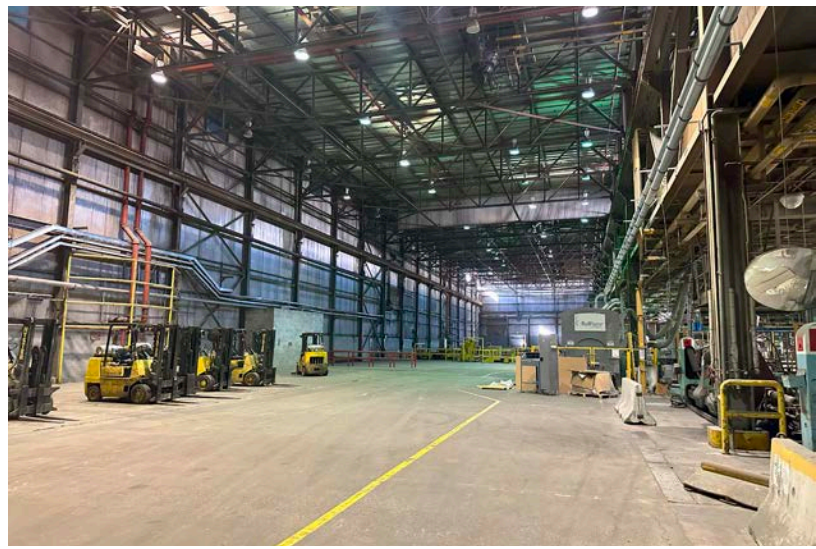
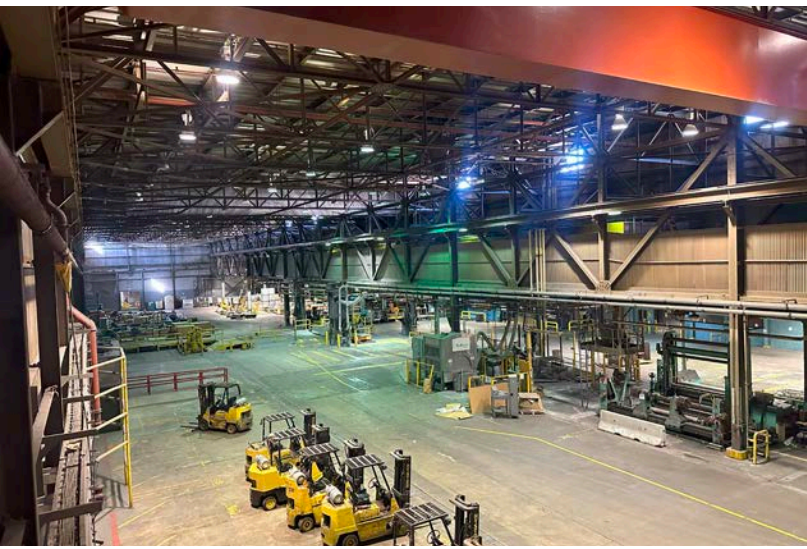
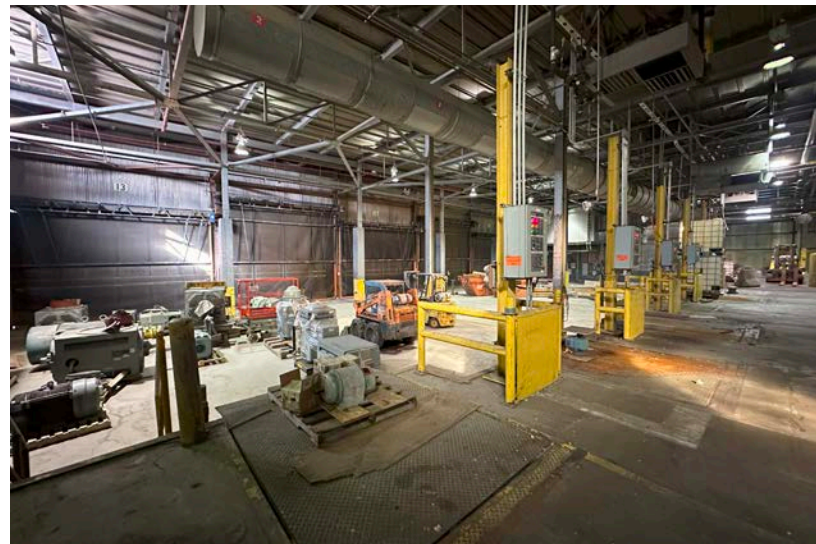
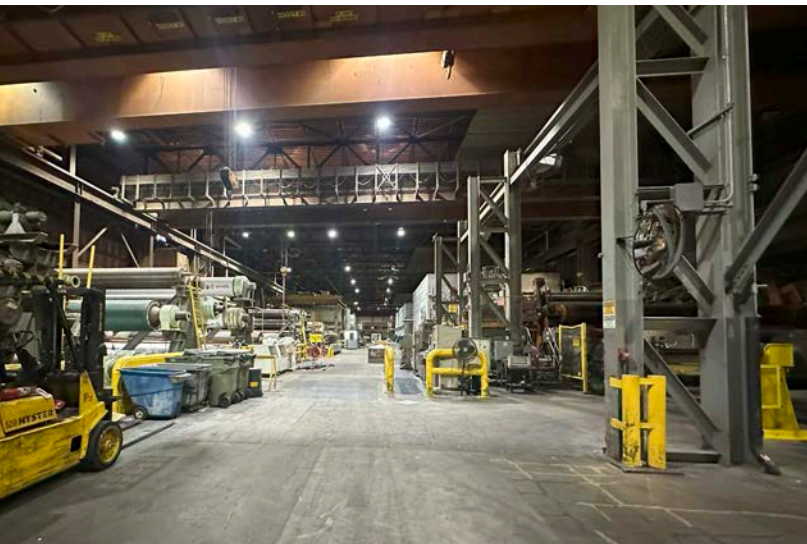


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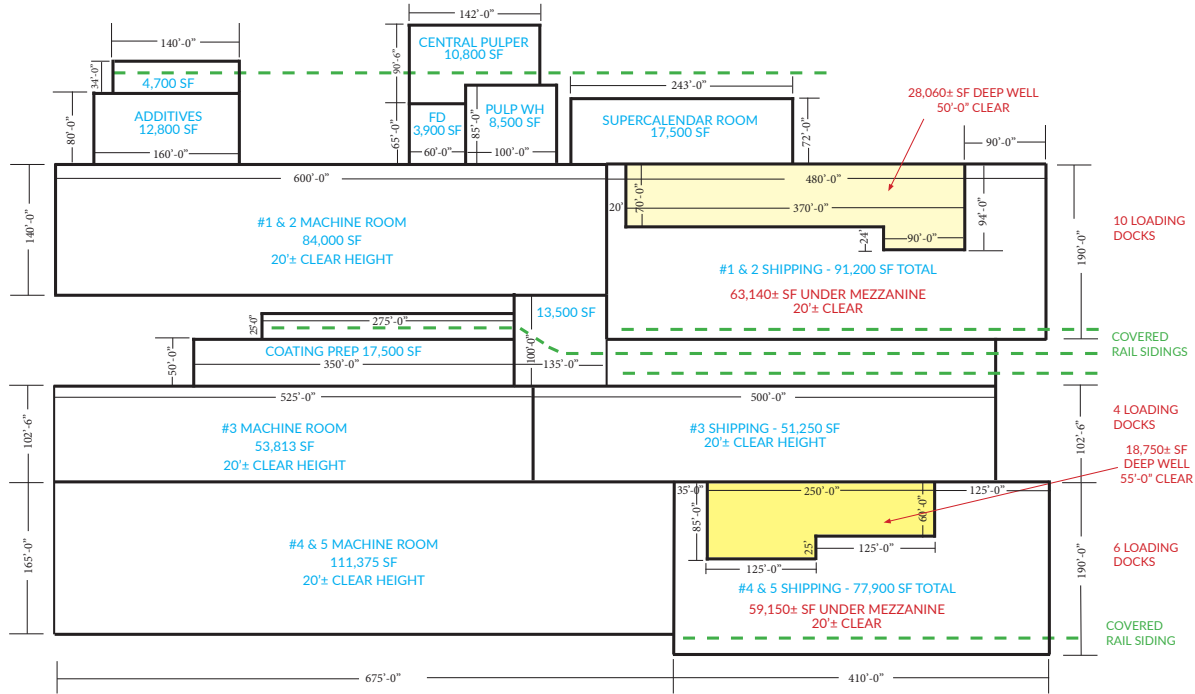


MAIN BUILDING

- While the site holds over 1.4± million square feet of structures, demolition of several “industry specific” structures will commence in Q2 2024 with roughly 1± million square feet of buildings remaining.
- The remaining buildings will have all equipment and fixtures related to their prior use in the paper making industry removed. Spaces will be cleaned and made ready for new usage with utilities (water, sewer, power, natural gas) delivered to the space and ready for distribution. It is anticipated that building spaces will be ready for delivery to new occupants in late 2024 to early 2025 with accelerated delivery possible if desired.
- Specific requirements for power can be accommodated, as well as ample process water along with wastewater treatment and disposal, utilizing the on-site wastewater treatment plant.
- The primary Mill Building consists of 910,825± square feet of available space. The building will be subdivided with various unit sizes and unit combinations possible. The first floor footprint of the Mill Building is approximately 550,900± square feet in size. The layout with existing natural subdivisions is shown here.
- Much of the Mill Building has second floor areas that were utilized as part of the paper making process. These second floor areas are heavily built and can support substantial floor-loading, *or can be removed providing 50-55' clear height*. There are several pass-throughs connecting the first and second levels which can remain or be filled.
- There are numerous overhead cranes traversing the complex which were utilized for moving equipment and product throughout the floor space as well as between floors. The majority of these second floor areas have over 40-45' clear heights. While structurally solid and completely suitable for industrial use, the potential does exist for removing the second floor deck and creating first floor space with over 50-55' clear areas. The second floor layout is shown below.



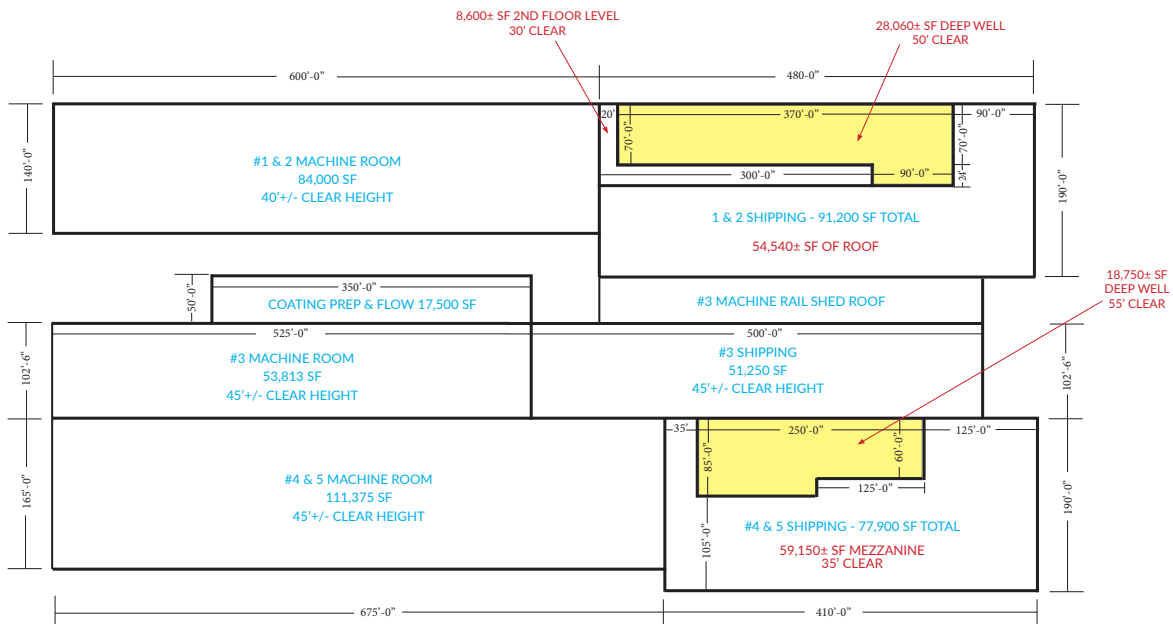
MAIN BUILDING FLOOR PLANS - 910,825± SF



FIRST FLOOR

All Dimensions Approximate - Schematic Only

NOTE: Mezzanines can be removed providing full clear height.



SECOND FLOOR

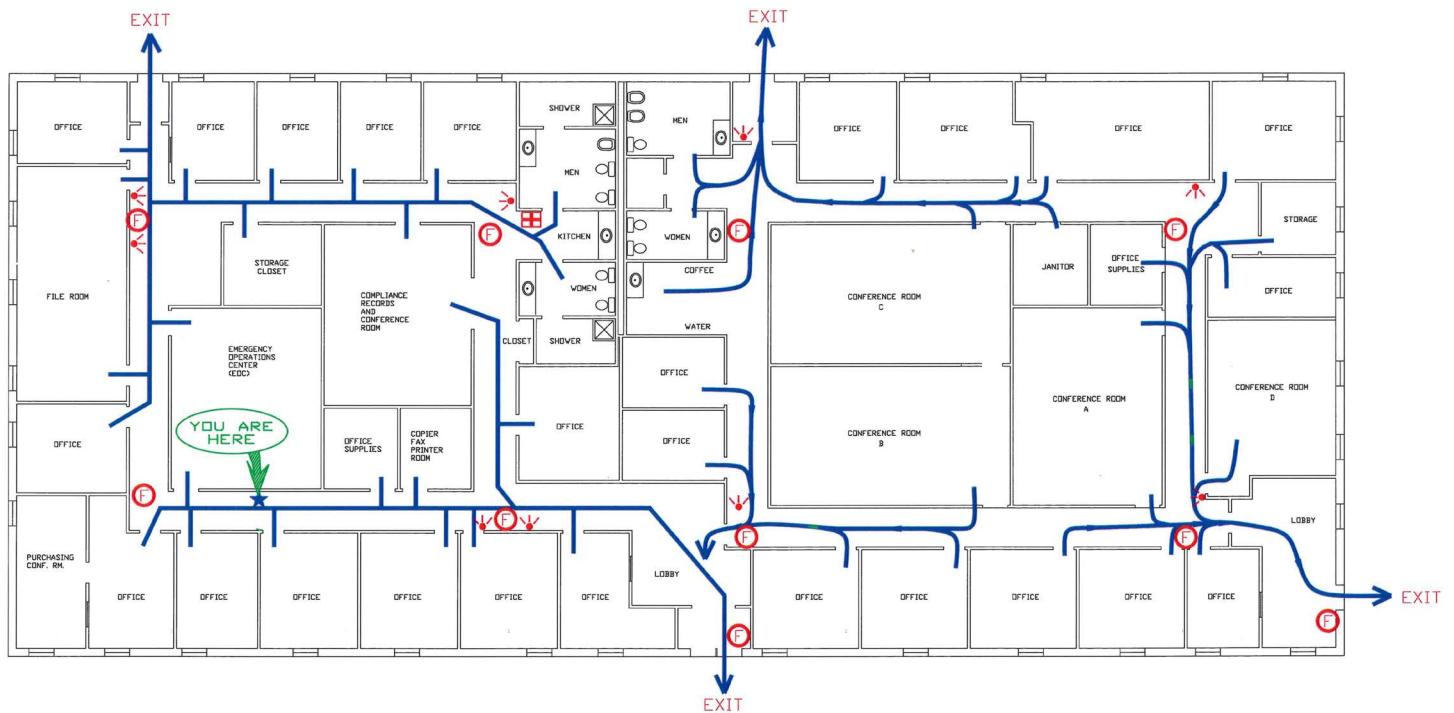
All Dimensions Approximate - Schematic Only

NOTE: Mezzanines can be removed providing full clear height.



ENVIRONMENTAL OFFICE BUILDING FLOOR PLAN - 11,300± SF

Environmental Offices Building: This 11,300± SF, single-story office building housed the Environmental Department and a layout plan is shown below. The building has propane heat and air conditioning.



LEGEND

- ☒ - FIRST AID
- Ⓡ - FIRE EXTINGUISHER
- ⚡ - SAFETY LIGHTING



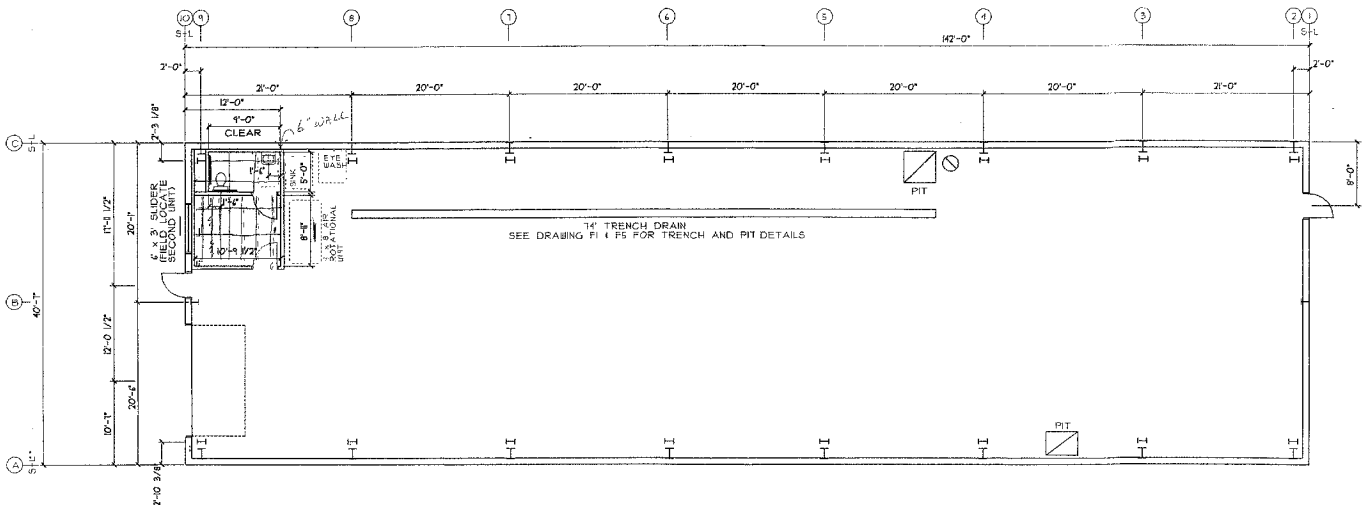
ENGINEERING OFFICE BUILDING FLOOR PLAN - 10,000± SF

Engineering Office Building: This 10,000± SF, single-story office building housed the Engineering Department and a layout plan is shown below. The building has propane heat and air conditioning.



ROLL REBUILD SHOP FLOOR PLAN - 5,763± SF

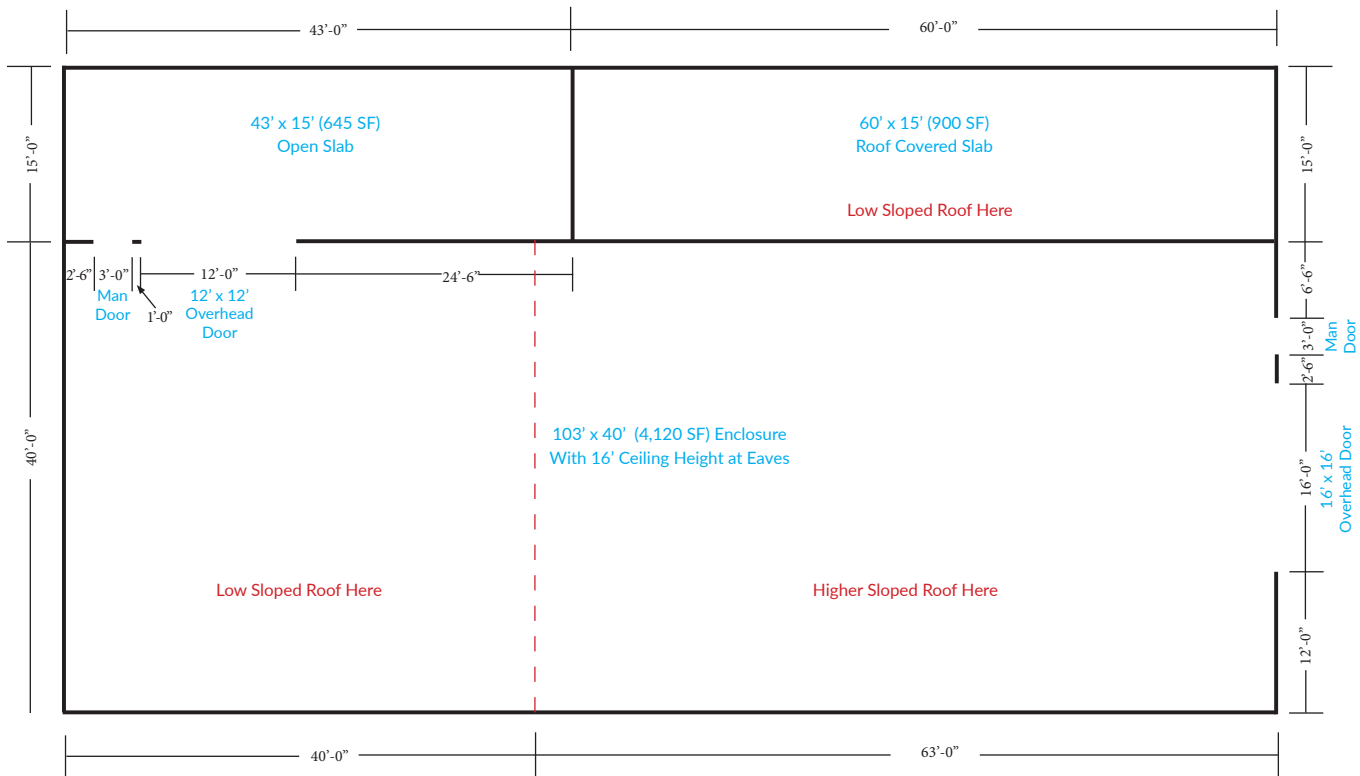
Roll Building Shop: This 5,763± SF, single-story industrial building includes 1 drive-in door, 2 overhead cranes, and an office area. Ceiling height is 22' clear with 16' "under the hook" on the overhead crane. The building has propane heat and a 480 volt, 400 amp, 3-phase electrical service entrance.





CONSTRUCTION WAREHOUSE - 5,161± SF

Construction Warehouse: This 5,161± SF building served as a warehouse for the construction department. It offers drive-in doors, propane heat, and a small office area. There is an outdoor loading dock height concrete apron which leads into the building. A significant fenced laydown area provides ample outdoor storage area. The building has a 480 volt, 400 amp, 3-phase electrical service entrance serviced by Central Maine Power.



ELECTRICAL POWER

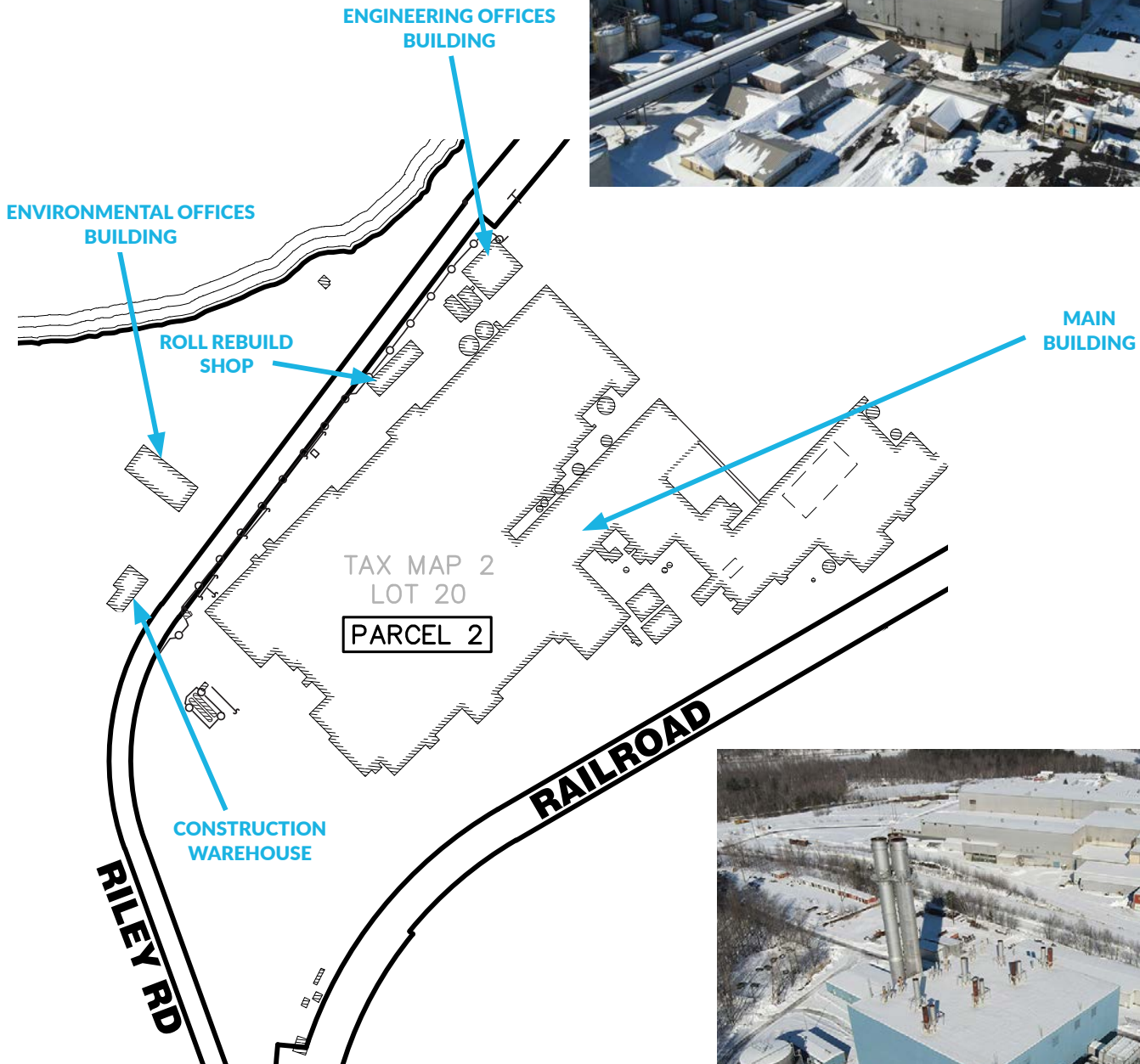
- This site has an existing 150 MW interconnect providing direct access to Central Maine Power Company service at 115 KV. An extensive switch-yard is capable of delivering power at various voltages and amperage service. This power can be delivered to occupants on a metered basis at desired service levels for amperage and voltage at market rates. The project also accesses hydroelectric power from 4 generating sites owned and operated by Eagle Creek. These hydroelectric facilities deliver 20-30 MW, depending on river flow levels, and can be made available to occupants at extremely low rates as a “Inside the Fence” resource without transmission fees charged by the utility company.
- A 75 MW Solar Farm is in planning with projected delivery in late 2025. This will provide additional renewable power “Inside The Fence” at low rates with no transmission fees.

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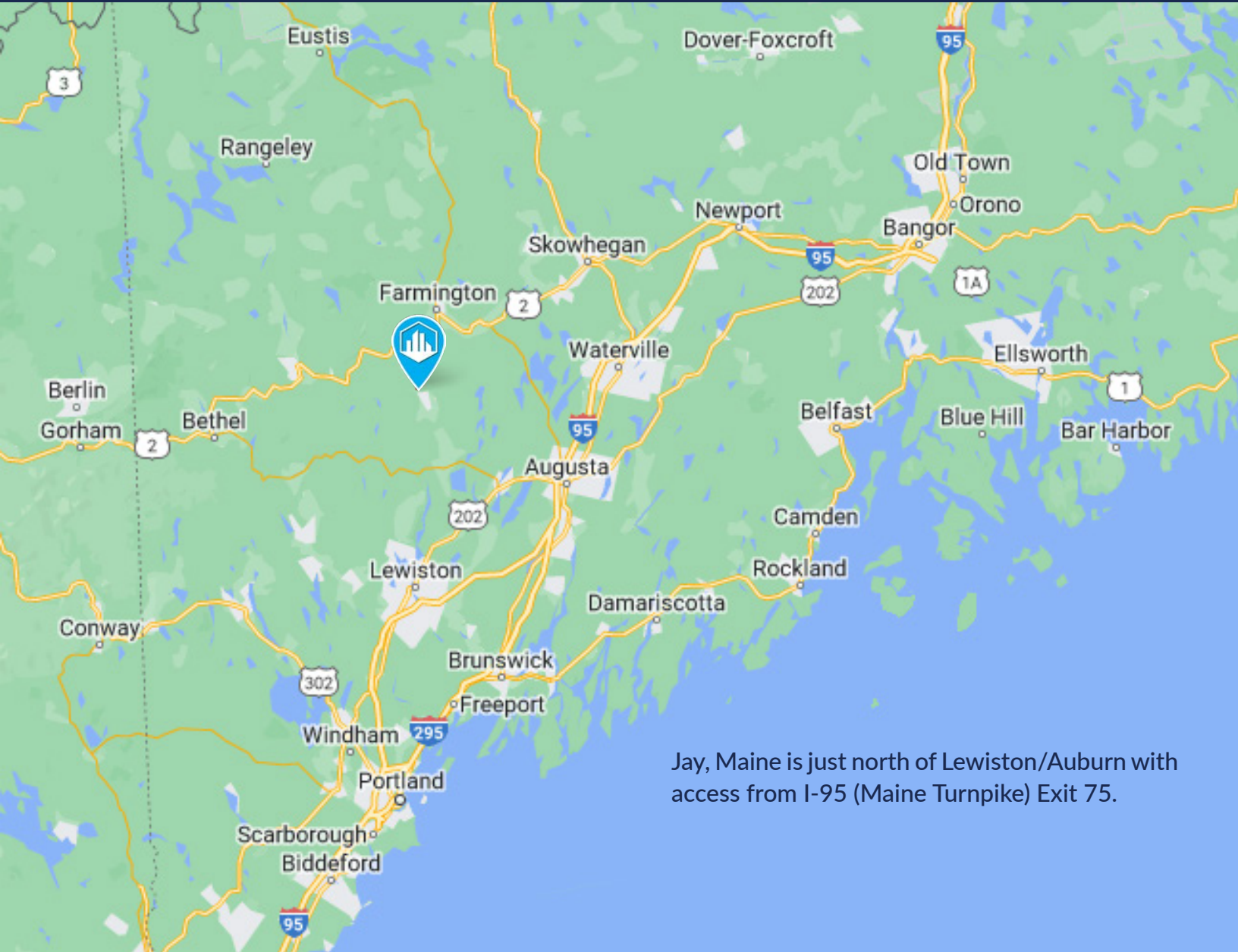


SITE PLAN



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Jay, Maine is just north of Lewiston/Auburn with access from I-95 (Maine Turnpike) Exit 75.

CONTACT US



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