

38 North Carolina

LIMESTONE, ME



**Your New
Business HERE**

38 North Carolina

LEASE BROCHURE

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

PRESENTED BY:

ANDREA PAGE
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RETAIL FOR LEASE

38 North Carolina, Limestone, ME 04750



OFFERING SUMMARY

LEASE PRICE:	\$3 - \$4 SF
BUILDING SIZE:	3,936 SF
YEAR BUILT:	1957

THE GREEN 4 MAINE CAMPUS AND LORING DEVELOPMENT AUTHORITY:

Our mission at The Green 4 Maine Campus at Loring in association with the Loring Development Authority is to create the economic environment allowing small and large businesses of any size to thrive. It is providing the foundational platform driving **REAL JOB CREATION** and is fostering **ECONOMIC DEVELOPMENT** and continuous improvement initiatives around a plethora of areas of focus which are known as our 10 Industry Foundational Pillars of Economic Growth. The extensive and exhaustive real assets; Buildings, Infrastructure and Airport and Rail Road assets are all here. The Green 4 Maine Campus is a mixed use, multi-faceted Open Canvas for serious businesses to relocate, reimagine the future and for Maine residencies to WORK, LIVE and PLAY!!

PROPERTY OVERVIEW

- *Current Use: Vacant
- *Potential Use: Multi-Use / Light Manufacturing
- *NNN
- *Pinetree Zone Certified
- *Opportunity Zone Certified

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LOCATION DESCRIPTION

Northern Maine's Aroostook County is known for picturesque rolling potato fields, forests, lakes and rural landscape. Offering excellent public schools and post-secondary college educational opportunities, all the ingredients needed for success are present in a community that is supportive and welcoming of business and industry. The Green 4 Maine Campus at Loring abuts the 7,750 plus acres of US Aroostook National Wildlife Refuge which is an absolute thing of beauty to be seen and experienced by either walking or skiing over its 5 miles of developed trail system.

SITE DESCRIPTION

The Green 4 Maine Campus at Loring (also Known as the Loring Commerce Centre), formerly the Loring Air Force Base, is the Largest Commercial and Industrial Park in the State of Maine offering the longest airstrip (over 12,000 ft long) as a prominent and premiere Air Cargo Distribution Hub for national points of presence in Maine and beyond. The Green 4 Maine Campus at Loring is being positioned as the Epicenter of business, recreational tourism and on campus living where living the good life is the way life should be.



Home to over 45 new employers and 1,200 highly-qualified employees the Green 4 Maine Campus is expanding every day. With over 3,800 acres of developed area Loring has the capacity to support new business development with a variety of existing modern and practical buildings and developable land sites supported by high-capacity municipal utility infrastructure and a newly constructed dark fiber network as part of the 3 Ring Binder Fiber Project. The infrastructure is HERE, just come and PLUG-IN and you are off and running!!



The Green 4 Maine Program's Mission is a revitalization project with the focused objective of diversifying Loring into a vibrant, WORK, LIVE and PLAY, Green destination location. It will become the incubator hub for innovation, technology and creativity where there will be NO LIMIT on ideation. It will create a 100% Green Campus that will be self-sustaining and be **"ENERGY POSITIVE"**, producing all its energy on premise within 5 years' time focused on renewable energy projects. The Green 4 Maine mission is interwoven into the fabric of the Communities of Aroostook County to provide future jobs and economic stimulus for the entire region.

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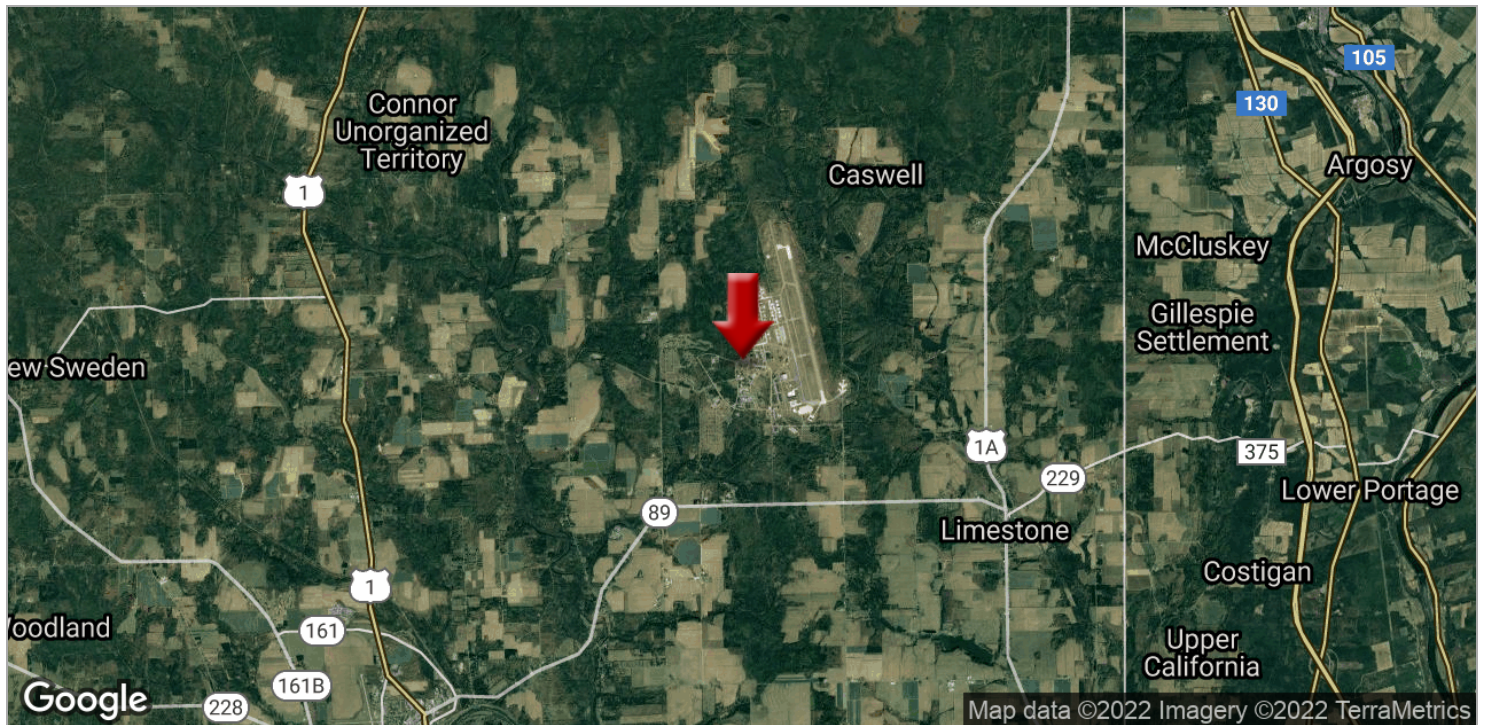
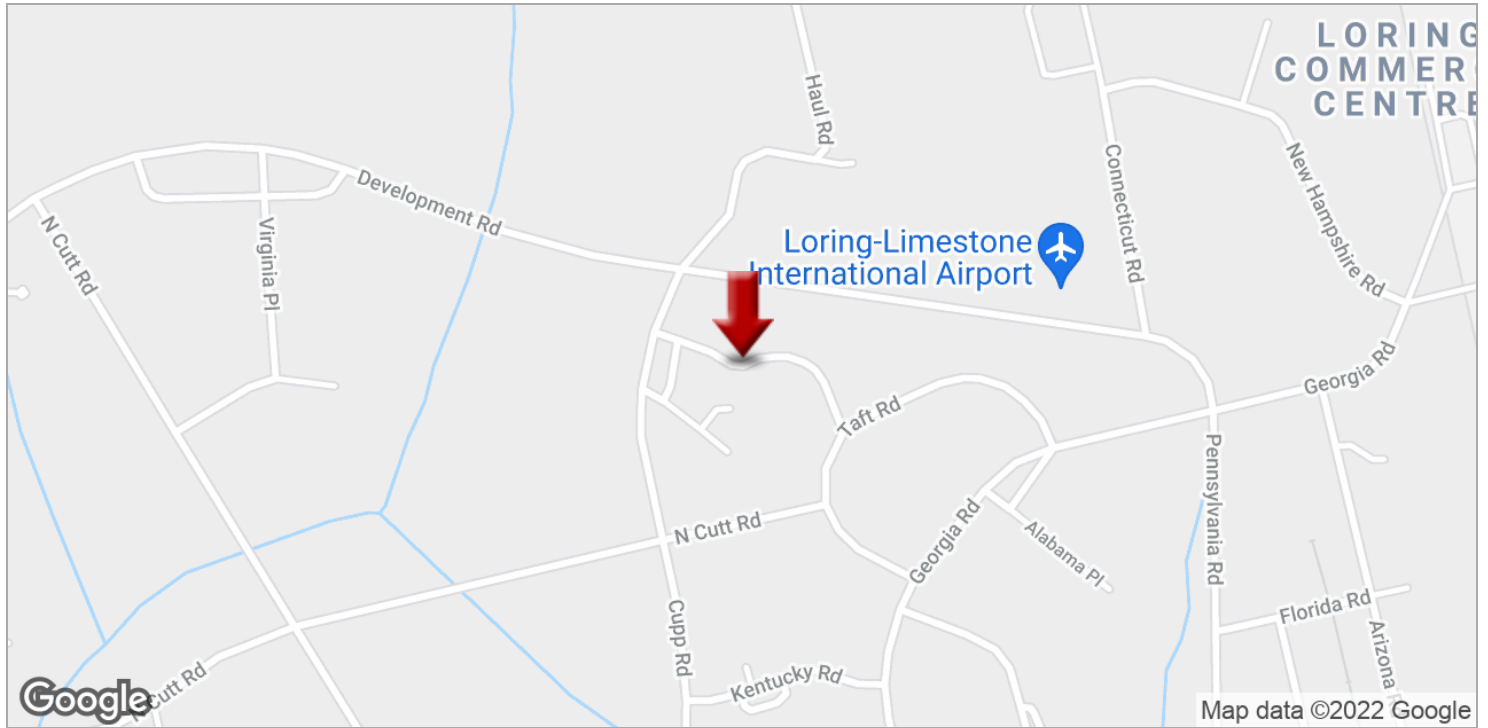
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Join these Businesses at the Green 4 Maine Campus at Loring and be an active participant in the Revitalization Community forging Northern Maine's NEW Economy and Growth and establishing Prominence in Maine and the Nation – This is a Watershed Movement occurring right her in Maine!!

- DFAS (US Defense Finance and Accounting Service)
- SW Collins
- AI Additive
- Loring Development Authority of Maine
- AI Machining Technologies
- Three Kingdoms Nutraceuticals
- US Aroostook National Wildlife Refuge
- Maine Agricultural Association
- Sonic Boom TV International
- Solar Hot Water Panels, LLC
- Base Lodge Restaurant
- Club 42 – NCO Club
- Renewables Energy Collective
- NMCC (Northern Maine Community College) Extension Program
- 10th Dimension Photography
- Quantum AI Technologies
- D.R. MacDonald Enterprises, Inc.
- Structural Engineering Services
- Bigelow Aerospace
- Loring Job Corps Center
- Butler Farms
- Frontier Transport
- Nextera Solar Energy
- Dirigo Solar Energy
- Ranger Solar
- Global Enterprise Services
- SFE Manufacturing, Inc.
- Graphic Utilities
- Global Human Platform
- Pioneer Broadband
- British Cycle Supply Company
- Global Genetics Corporation
- Maine Farmers Association
- Pineland Farms Natural Meats
- The Limestone Golf and Country Club
- Inland Winds Residential Housing
- New England Kenworth
- TRP Limestone
- The Bunker Inn offering Outdoor Recreational Experiences
- Loring Industries, LLC
- Loring Holdings
- Global Advisors Enterprises
- Loring BioEnergy
- Treadwood

Confidentiality & Disclaimer

LIMESTONE, ME

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Portland, ME in compliance with all applicable fair housing and equal opportunity laws.

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Please Visit and Become part of the Green 4 Maine Campus Family at Loring:

www.Green4Maine.com

and

www.WorkAndLiveAtLoring.com

This is Green 4 Maine's Mission Statement:

The Green 4 Maine Program's Mission is a revitalization project that will breathe life and job creation back into the former Loring Airforce Base and surrounding Communities. The Strategic Roadmap will be driven by 10 Industry Foundational Economic Growth Pillars with the focused objective of diversifying Loring into a vibrant, LIVE, WORK and PLAY, Green destination location. It will become the incubator hub for innovation, technology and creativity. It will create a 100% Green Campus that will be self-sustaining and be "energy positive", producing all its energy on premise within 5 years' time focused on renewable energy projects. The Green 4 Maine mission will be interwoven into the fabric of the Communities of Aroostook County to provide future jobs and economic stimulus for the entire region.

The Green 4 Maine Campus' Key Foundational Economic Growth Pillars:

- 1) Technology Incubator
- 2) Centers of Excellence in Advanced Applied AI Technology Initiatives
- 3) Agricultural Farming Hub
- 4) Renewable Green NEW Energy Development and Manufacturing Assembly
- 5) Affordable Workforce Housing – The GREEN Villages.
- 6) Advanced Precision, Additive Manufacturing and LSAM (Large Scale Additive Manufacturing)
- 7) Regional Executive Airport and Air Cargo Distribution Hub
- 8) National Aerospace and Space Complex Center
- 9) University Educational Hub
- 10) Promoted Entertainment, Conventions and Socially Distanced Outdoor Recreational Events and Offerings Year Round

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