



FOR LEASE

95 EVERGREEN DRIVE
PORTLAND, ME 04103

- 15,612± SF industrial/office building
- Located in the heart of Portland's industrial neighborhood with easy access to I-95
- Building includes one 14' x 14' drive-in door and three 8' x 10' loading docks.
- Insulated slab in former freezer area (24' x 48')
- Located in the favorable I-M (Medium-Impact Industrial) zone, allowing a number of uses



**FREESTANDING
WAREHOUSE BUILDING
FOR LEASE**

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PROPERTY HIGHLIGHTS

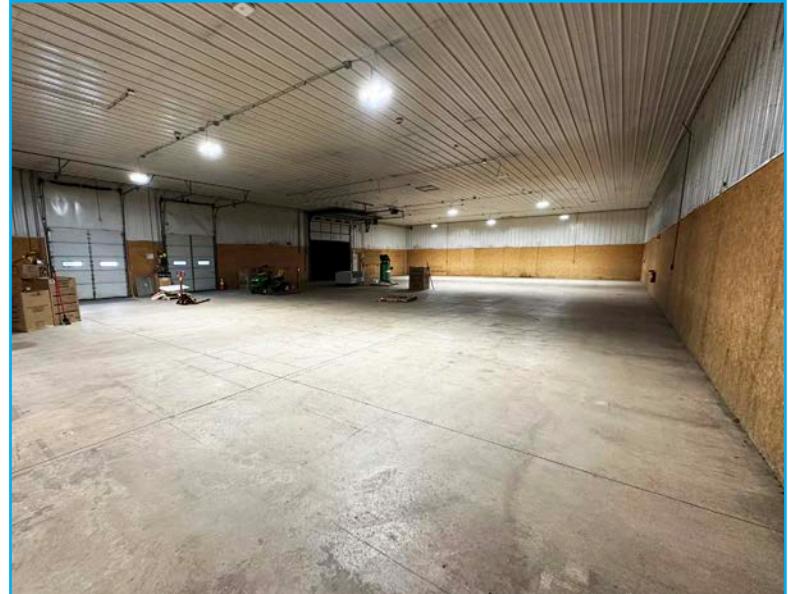
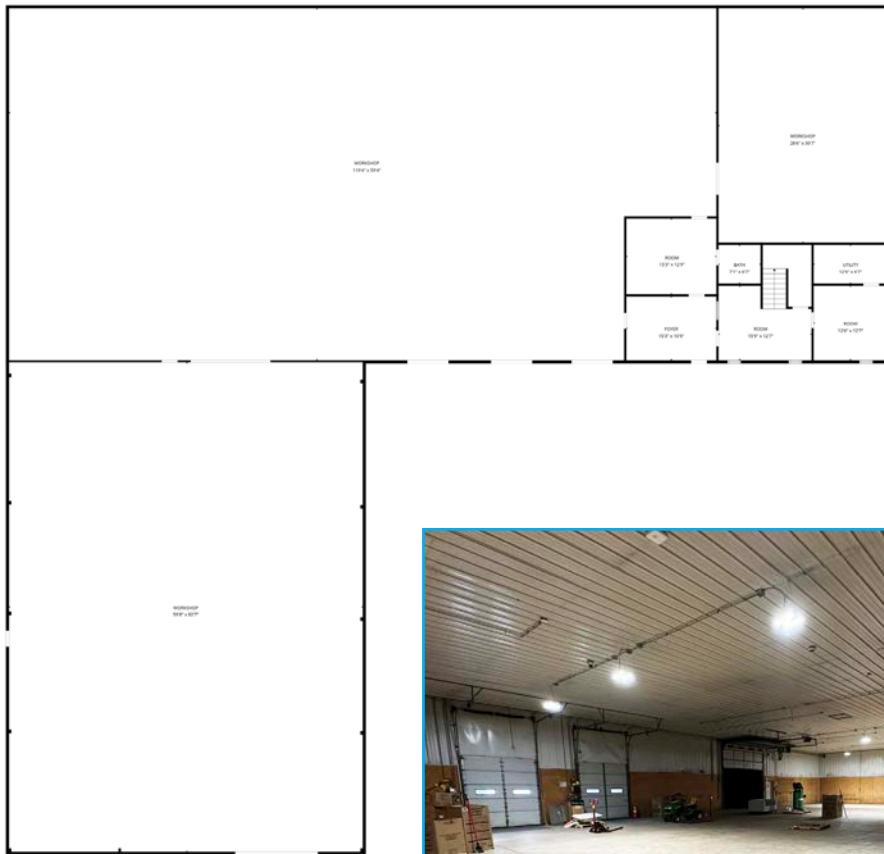
OWNER OF RECORD	Deerfield 165 State, LLC
BOOK / PAGE	38013 / 277
ASSESSOR'S REF	329-A-6
BUILDING SIZE	15,612± SF
SPACE AVAILABLE	15,612± SF
YEAR BUILT	1989; renovated 1991
CONSTRUCTION	Metal with insulated walls and ceilings
ROOF	Standing seam metal and rubber
LAND SIZE	1.88± AC
ZONING	I-M (Medium-Impact Industrial)
HEATING/COOLING	Unit heaters in garage, electric baseboard in office, HVAC in office area
UTILITIES	Public water and sewer
POWER	400 Amp, 3-Phase
CLEAR HEIGHT	Ranges from 15'-6" to 22'
OVERHEAD DOORS	One (1), 14' x 14'
DOCK HIGH DOORS	Three (3), 8' x 10'
PARKING	11 parking spaces, exclusive on-site
LEASE RATE	\$11.50/SF NNN
NNN EXPENSES	\$2.74/SF
AVAILABILITY	May 1, 2026



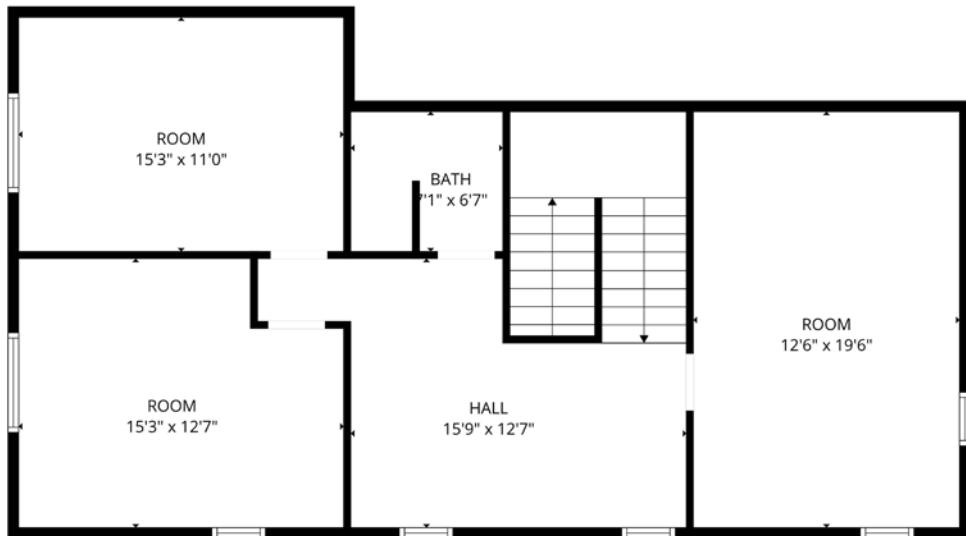
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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CONTACT US



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