

For Lease
Industrial
57,000 SF | \$10.00/SF NNN



1 Lincoln Street

South Portland, Maine

Property Highlights

- New state-of-the-art high bay space
- Subdividable down to 14,250 SF
- Build-to-suit

Property Description

We are pleased to offer this build-to-suit opportunity at 1 Lincoln Street in South Portland. The building will consist of 57,000± SF of high bay industrial space. Strategically located along I-295 and 1.5± miles from the Maine Turnpike/I-95, the site provides easy access to Greater Portland and southern Maine.



Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen, Esq.

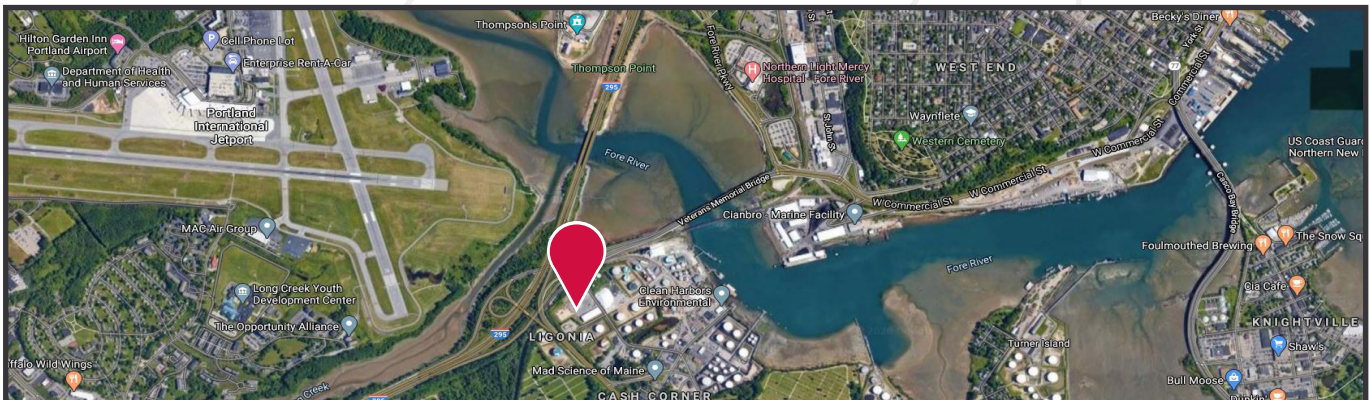
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Property Overview

Owner	1 Lincoln Street, LLC
Assessor's Reference	Map 31, Lot 20C
Zoning	Commercial (C)
Building Size	57,000± SF to -be-built
Available Space	14,250 - 57,000± SF
Office Component	Office space based on tenant's requirements
Lot Size	6± acres - newly paved lot
Construction	Steel framed
Roof	Standing seam metal roof
HVAC	Forced hot air in warehouse, HVAC in office
Sprinkler	Full coverage system
Utilities	Public water, telephone, cable, internet
Waste Disposal	Private septic system - to be constructed
Electrical	3 Phase, 400 Amp service
Overhead Doors	Multiple overhead doors - based on tenant's requirements
Loading Docks	TBD - based on tenant's requirements
Ceiling Height	30 - 36'
Storage	Excellent outside storage potential
Signage	Highly visible from I-295
Occupancy	9 months after lease signing

FOR LEASE : \$10.00/SF NNN - NNN's : \$2.25/SF





*Exact acreage included with new building is TBD - based on Tenant's needs and the economics of the deal.

