

For Lease
Industrial/Office
18,400± SF



101 McAlister Farm Road

Portland, Maine

Property Highlights

- New windows and flooring in 1st floor office
- 800 Amp, 3 phase electrical service
- Three (3) ton bridge crane
- Loading docks and drive-in OHDs



Property Description

This property has 7,300± SF of office space on two floors and 11,000± SF of high-bay manufacturing or warehouse space. There are multiple loading docks and drive-in OHDs. Located one (1) mile from Maine Turnpike Exit 48.

Broker Contact

Greg Hastings, SIOR

207-773-7100

gghastings@dunhamgroup.com

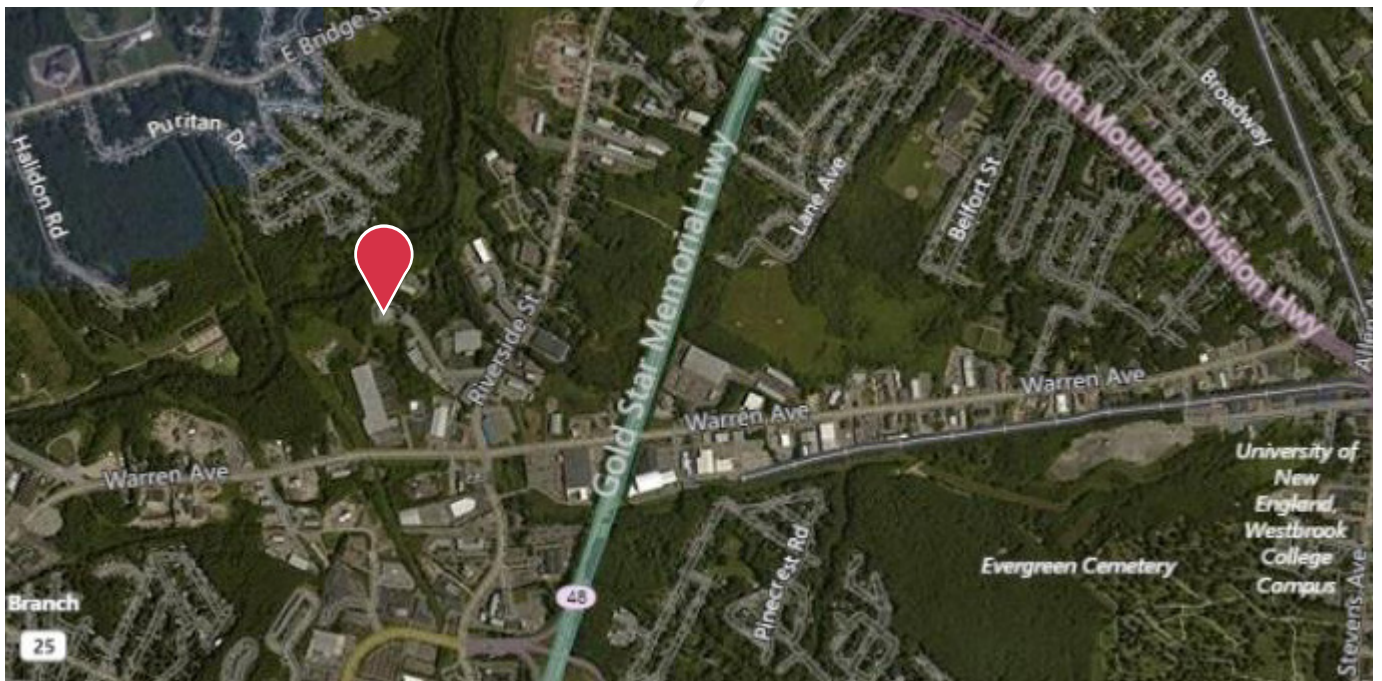
www.dunhamgroup.com

Property Overview

| | |
|----------------------|---|
| Owner | Pequawket Partners, Inc. |
| Building Size | 18,400± SF |
| Lot Size | 6.8± Acres |
| Assessor's Reference | Map 319, Block A, Lot 2 |
| Zoning | IM |
| Building Age | 1989 |
| Space Breakdown | 1st Floor Office - 3,304± SF 2nd Floor Office - 4,000± SF Warehouse - 11,096± SF Total - 18,400± SF |
| Construction | Steel Frame with architectural metal panels & concrete block |
| Roof | 24 Gauge sloped metal |
| Siding | Architectural metal panel and CMU block |
| Flooring | Concrete Slab |
| Utilities | Municipal water, septic system, natural gas |
| Eave Height | 24'± |
| Heat/HVAC | Warehouse - Natural gas-fired FHA units Office - Natural gas-fired, HVAC with five zones |
| Sprinkler System | Full coverage with wet and dry-pipe systems |
| Parking | 58 designated spaces |
| Electrical | 800 Amp, 208 Volt, 3 Phase, 4 Wire |
| Lighting | Office - LED fluorescent fixtures Warehouse - HPS fixtures Exterior - 150W HPS wall packs and light poles |

Property Overview Cont.

| | |
|---------------|--|
| Security | Fire alarm system |
| Loading Doors | One (1) 10'x14' drive-in OHD Two (2) 12'x16' drive-in OHDs *All drive-in OHDs have electric openers |
| Loading Docks | One (1) 8'x8' truck dock with leveler, seals, electric/hydraulic truck restraint One (1) 10'x12' truck dock with hydraulic dock leveler, dock shelter |
| Crane | One (1) 3 ton bridge crane *Second bay set-up with crane rails and power for additional crane |
| Accessibility | Approximately 1 mile from Maine Turnpike Exit 48 |
| Availability | May 2020 |



LEASE RATE : \$7.50/SF NNN
Estimated NNN's \$2.70/SF

101 McAlister Farm Road

101 McAlister Farm Road Floor Plan (not "as built")

AVAILABLE
14,400± SF

