

CALL FOR OFFERS



Union Wharf

Portland, ME 04101

Property Description

We are pleased to offer the Union Wharf property for sale. This extraordinary piece of real estate provides a combination of retail, office, warehouse, production, berthing, and parking spaces. The wharf has been managed and meticulously maintained by the same family for over 150 years and it offers a diverse mix of companies with a history of long-term tenants.

Union Wharf is a rare investment opportunity in the heart of Portland's working waterfront. **The Call for Offers process will begin March 2, 2021.**

A more complete property package which includes income and expense information is available to qualified buyers upon receipt of a signed Confidentiality Agreement. The Seller has records covering the maintenance, repairs, and capital upgrades to the property which are also available for review.



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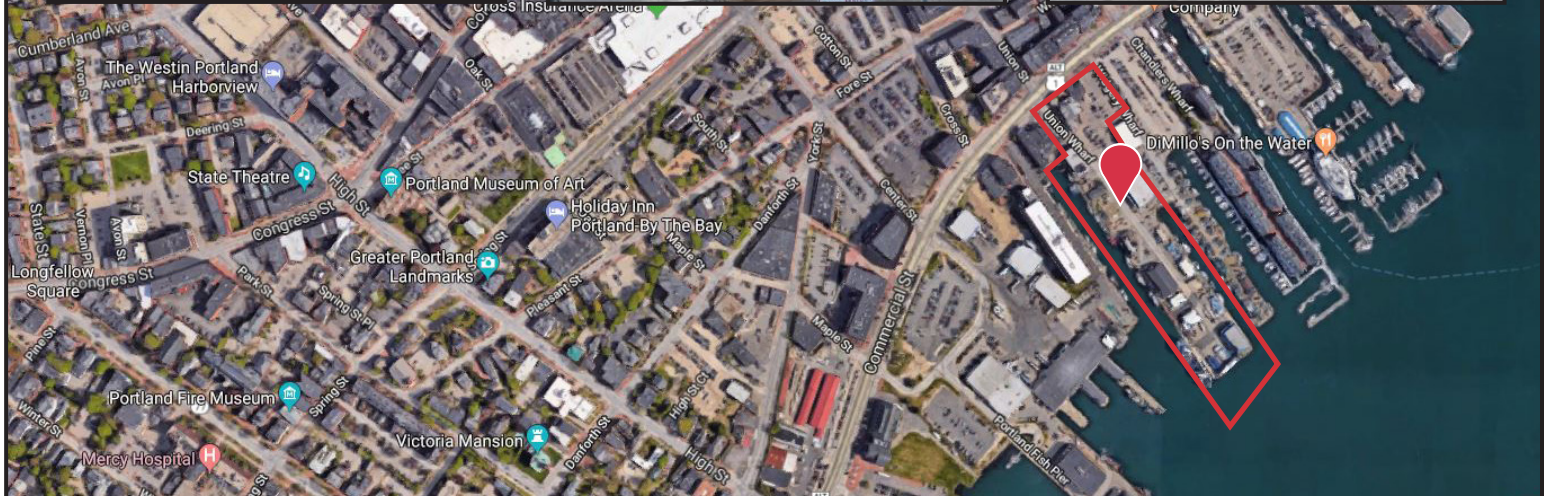
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Property Overview

Owner	Proprietors of Union Wharf
Total Building Size	61,872± SF net rentable space (12 primary buildings)
Dockage & Pier Space	1,514 linear feet of berthing/dockage and 55,981± SF of pier space
Lot Size	4.31± acres
Assessor's Reference	Map 31, Block L, Lots 035, 036, 038, 135 Map 31, Block K, Lot 103
Deed Reference	Book 34272, Page 168
Zoning	WCZ - Waterfront Central & DEOZ - Downtown Entertainment Overlay
Year Built	Erected in 1793. All buildings have been updated or rebuilt since the 1980's.
Construction	Earth filling with stone cribbing base
Utilities	Municipal water and sewer
Frontage	272.99' on Commercial Street
Recent Major Upgrade	\$1.8 million in 2017 to rebuild 200 linear feet of the southwest corner
2019 Approx. NOI	\$1,150,000

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

CONFIDENTIALITY AGREEMENT

The marketing brochure or materials you requested, including financial information, (collectively, the "Material") contains confidential information solely for your own limited use as a prospective buyer ("Purchaser") in considering whether to pursue negotiations to acquire the Union Wharf property at 1 and 30 Union Wharf in Portland, Maine (the "Property") owned by Proprietors of Union Wharf (the "Owner").

This Material contains selected information pertaining to the business and affairs of the Property and has been prepared by the Owner and/or its agents. This Material does not purport to be all inclusive or to contain all the information that a prospective buyer may desire. Neither the Owner nor any of its officers, agents, or employees make any representation, expressed or implied, as to the accuracy or completeness of the Material or any of its contents and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. The Material shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there have been no changes in the business or affairs of the Property since the date of preparation of the Material.

By execution of this agreement, you agree that you will not, and will not permit any of your owners, employees, advisers, consultants, representatives, or agents to, directly or indirectly, (i) disclose the Material or its contents to any person, firm, or entity for any purpose without prior written authorization from the Owner; provided, that you may provide the Material (a) to your owners and employees within your organization to the extent necessary to analyze whether to pursue negotiations to acquire the Property, and (b) to your advisors, including lawyers, accountants, licensed real estate brokers and agents, consultants and similar advisors, in each case only in connection with their assistance to you in your consideration of whether to pursue negotiations to acquire the Property, and (ii) use or permit to be used the Material or its contents for any purposes other than your consideration of whether to pursue negotiations to acquire the Property, or otherwise use the Material or its contents in any fashion or manner detrimental to the interest of the Owner. Reproduction and/or distribution of the Material or any of its contents other than for your own analysis of whether to pursue negotiations to acquire the Property is strictly prohibited.

If you do not wish to pursue negotiations leading to a purchase of the Property, you must return the Material to the Owner at your earliest convenience and return or destroy any copies or summaries containing any of the confidential information provided therein.

By your signature hereof, you acknowledge that unauthorized disclosure of the Material or its contents would cause irreparable harm to Owner, and agree that Owner will be entitled to specific performance and to other remedies provided by applicable law if you fail to comply with your obligations under this agreement. This agreement will be governed by the laws of the State of Maine.

If you are in agreement with these terms, please sign and date below where indicated and return this document to us by email, regular US mail or fax. A copy of the Material will be provided to you shortly thereafter.

SEEN AND AGREED TO:

Prospective Purchaser: Print Name _____
Address _____
City / State _____ Zip Code _____
Email: _____

By: _____
Its: _____ Date: _____