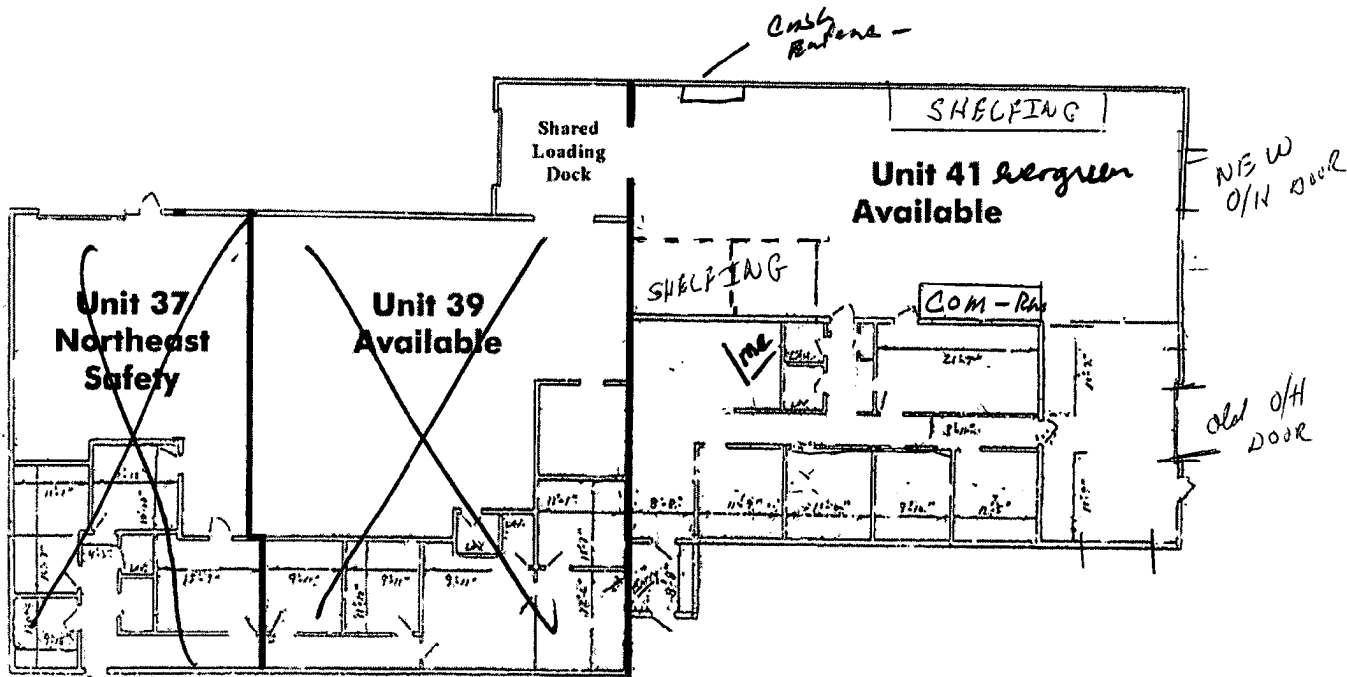


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LEASE



39 - 41 EVERGREEN DRIVE PORTLAND, MAINE

Building Size:	10,000± sf	Electrical:	3-Phase, 120/208V, 125 Amp.
Available Space:	Unit 39: 3,000± sf Unit 41: 5,000± sf	Utilities:	Municipal
Interior:	A combination of private offices, conference rooms, kitchenette and warehouse area.	Heat:	Oil-fired forced hot air with additional electric baseboard.
Ceiling Height:	Office: 9' to dropped ceiling Warehouse: 12' 4" to overhead joist	Parking:	Provided on-site in common with other tenants
Warehouse Doors:	Unit 39: Shared access to one 8' X 8' loading dock with Unit 41. Unit 41: One 10' x 10' overhead door and Shared access to one 8' X 8' loading dock with Unit 39.	Zoning:	Industrial (I-1)
		Availability:	Unit 39: Immediately Unit 41: September 2013
		Asking Rent:	\$4.95/sf NNN
		Est. Net Expenses:	\$2.60/sf.



FOR MORE INFORMATION CONTACT:

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