FOR LEASE 39 - 41 EVERGREEN DRIVE PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 01/23/14

Building Size:	10,000± sf
Available Space:	Unit 39: 3,000± sf Unit 41: 5,000± sf
Interior:	A combination of private offices, conference rooms, kitchenette and warehouse area.
Ceiling Height:	Office: 9' to dropped ceiling Warehouse: 12' 4" to overhead joist
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.
Electrical:	3-Phase, 120/208V, 125 Amp.
Utilities:	Municipal
Heat:	Oil-fired forced hot air with additional electric baseboard.
Parking:	Provided on-site in common with other tenants
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:

Craig S. Young - cyoung@boulos.com
Ty Hobbs - thobbs@boulos.com

CBRE/The Boulos Company | One Canal Plaza | Suite 500 | Portland, ME 04101 | www.boulos.com

©2013, CBRE | The Boulos Company We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. CBRE | The Boulos Company is representing the Seller/Landlord, and, as such, has a fiduciary duty to disclose to the Seller/Landlord information which is material to the Sale/Lease, acquired from the Buyer/Tenant or any other source, except in cases of disclosed dual agency.