



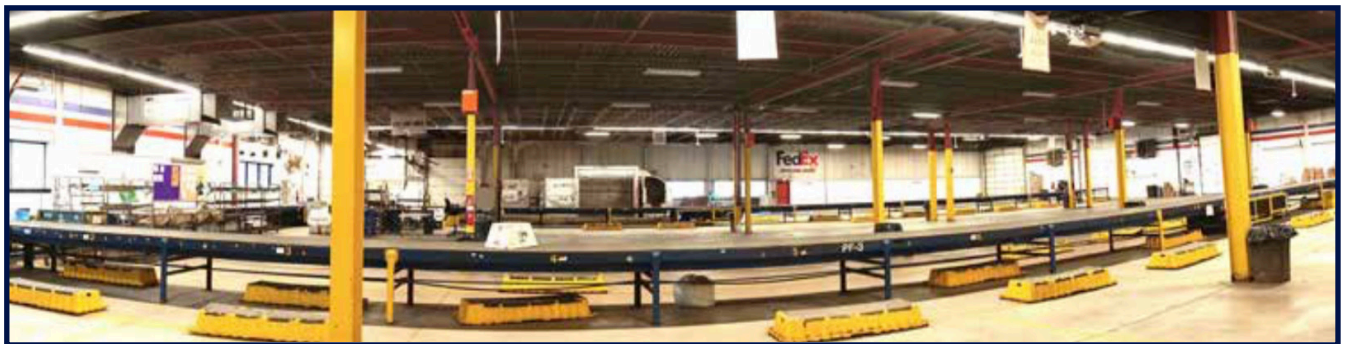
CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

For Lease

95 Hutchins Drive • Portland, Maine

PREMIER DISTRIBUTION/WAREHOUSE FACILITY BY PORTLAND INTERNATIONAL AIRPORT

34,230 +/- SF BUILDING ON 4.899 +/- ACRES (SUBDIVIDABLE)



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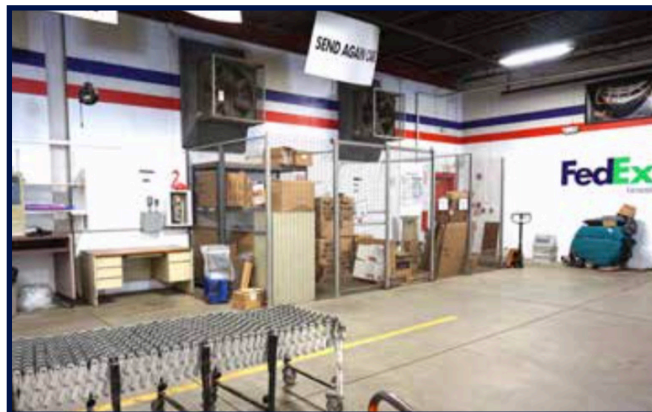
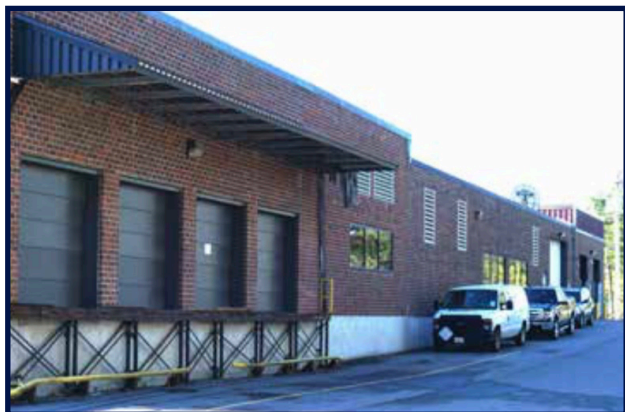
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Property & Lease Details

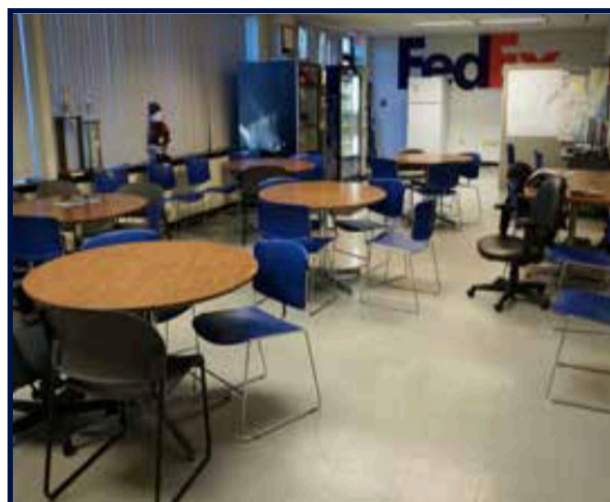
Property Address:	95 Hutchins Drive, Portland, Maine
Property Owner:	Arrow Realty
Lot Size:	4.8995+/- Acres
Building Size:	34,230+/- SF (Building can be expanded)
Zoning:	IM (Industrial Moderate Impact)
Property Use:	Distribution/Warehouse, Flex, & Office
Year Built:	1987 with 11,500+/- SF addition in 1989
Total Number of Buildings:	One (1)
Building Dimensions :	210'x163' (Per City of Portland)
Location:	Right of Main Turnpike & Congress Street on Hutchins Drive.
Signage:	Facade & Pylon at entrance
Stories:	Single Story
Loading Docks:	Multiple loading docks and overhead doors around perimeter of building.
Exterior Siding:	Brick exterior/Metal
Roof Type:	Rubber Membrane (Replaced in 2010)
Ceiling Height:	16 foot ceilings in warehouse. Office portion has 10+/- foot ceilings with dropped ceilings.
Lighting:	Various lighting throughout building and on exterior. Back parking lot is well lit with light poles.
Heat Systems:	Gas fired radiant heat in warehouse & central HVAC in balance of building.
Flooring:	Concrete, Carpet and Tile.
Water/Sewer:	Public
Break room/Kitchenette:	Full kitchenette with a large break area & vending machines.
ADA Compliant:	Yes
Rest rooms:	Two multi-stall bathrooms with shower & lockers in each (men's & women's)
Parking Description:	100+ Vehicle parking spaces, plus oversized lot for 18 wheelers and storage.
Layout:	30,000+/- Square feet of distribution, warehouse and vehicle service with loading docks and overhead doors along each wall. 4,100+/- Square feet of office, bathrooms, kitchenette/break room, utilities/computer rooms and retail for customer pick up and deliveries.





95 Hutchins Drive • Portland, Maine

Photography



Model Rendering



95 Hutchins Drive • Portland, Maine



General Leasing Terms

Rentable SF:	33,971+/- SF (Building can be expanded)
Total Available SF:	10,000-33,973 +/- SF
Total Land:	4.8995+/- Acres (includes building footprint, multiple vehicle egress points on each exterior wall, and substantial parking areas.)
Available:	June 1st, 2020
Lease Rate:	\$10-\$12 Per Square Foot NNN
Estimated NNNs:	See Broker for details
Lease Terms:	10 Years



95 Hutchins Drive • Portland, Maine

Aerials

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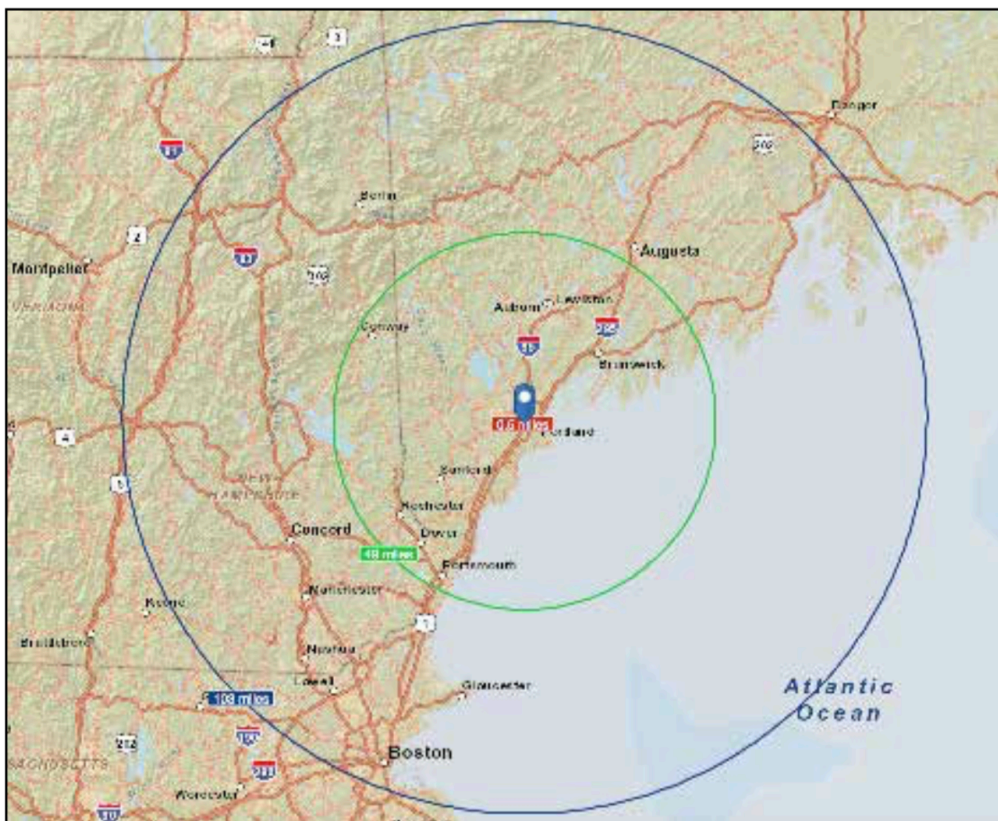


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Demographics

	3	5	10 (miles)
2015 Population:	42,082	112,727	186,415
2015 Total Households:	17,869	51,123	79,835
Average Household Income:	\$62,420	\$62,653	\$76,979

Area Description



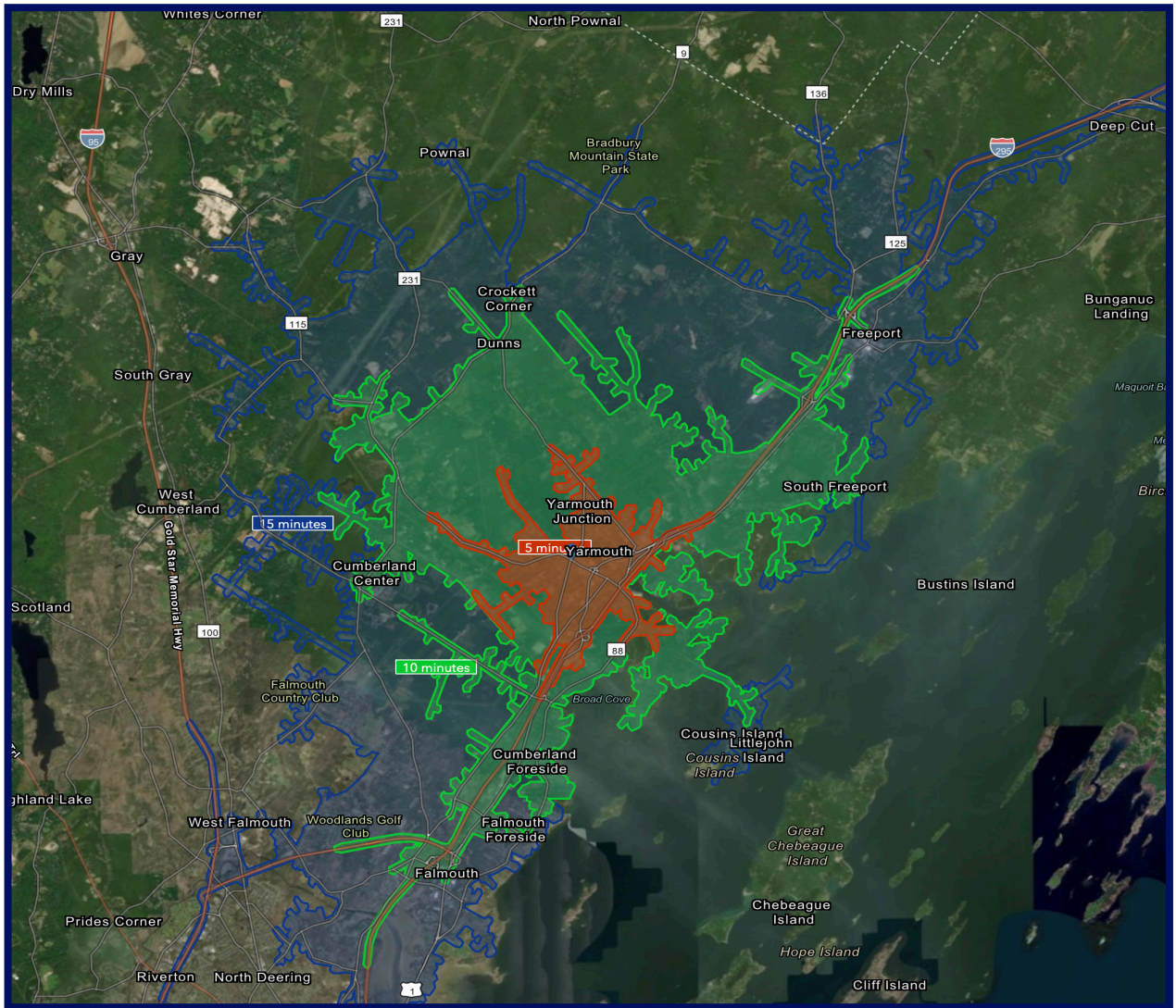
Traffic Counts & Drive Times

I-95 (SB) N/O OFF RAMP TO CONGRESS ST:	24,110 (AADT14)	
I-95 (NB) N/O ON RAMP FROM CONGRESS ST:	22,890 (AADT14)	
Portland, Maine Jetport (PWM):	4 minutes	1.79 miles
Maine Turnpike (I-95):	2 minutes	0.6 miles
Interstate 295 (I-295):	7 minutes	3.1 miles
The Maine Mall:	5 minutes	2.15 miles
Downtown Portland:	10 minutes	5.38 miles
Brunswick, ME:	34 minutes	30.8 miles



Drive Time Map Based 5, 10, & 15 Minutes From Site

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