



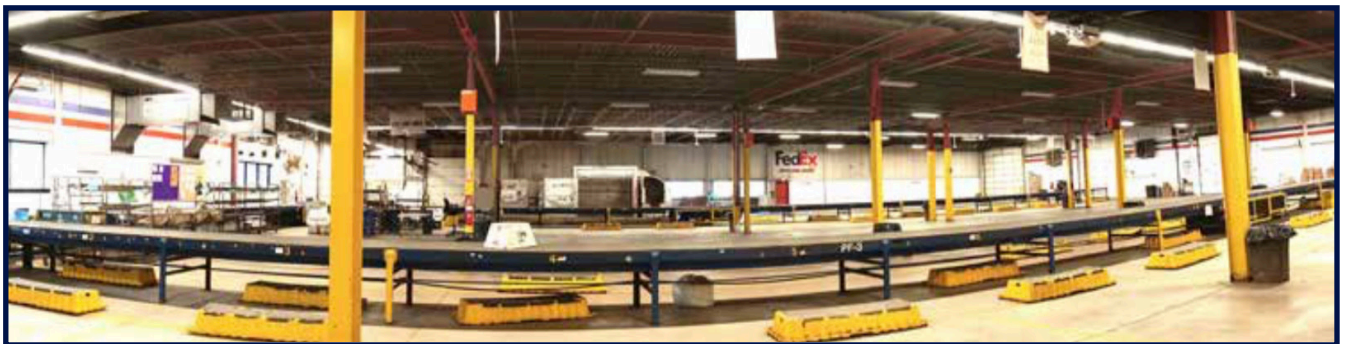
CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

For Lease

95 Hutchins Drive • Portland, Maine

PREMIER DISTRIBUTION/WAREHOUSE FACILITY BY PORTLAND INTERNATIONAL AIRPORT

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



(o): 207.775.7363
(f): 207.773.0066
(d): 207.775.5677
(c): 207.233.8229
matt@cardente.com

Matthew Cardente
Designated Broker / Partner



(o): 207.775.7363
(f): 207.773.0066
(d): 207.558.6116
(c): 207.838.8146
greg@cardente.com

Greg Perry
Senior Broker / Partner

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207.775.7363

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Introduction

Currently occupied by Federal Express, this is an ideal distribution/warehouse opportunity for local, regional, and national companies looking to be in close proximity to Portland International Jetport, The Maine Turnpike, I-295, & major retailers & distributors.

Cardente Real Estate is pleased to offer for sale the Federal Express Distribution facility located at 95 Hutchins Drive in Portland, Maine. 100% leased by Federal Express Corporation, this investment property includes a 34,000± square foot single story commercial building and two parcels of land totaling 4.889± acres. Approximately 30,000 square feet of the facility is used for distribution, warehouse, and mechanical repair with the balance of the building utilized for office, FedEx customer pick up, and auxiliary uses. Other property amenities include 16 foot ceilings with easy access to multiple overhead doors and loading docks on all three sides of the warehouse portion of the building, a 1,600± square foot mechanics shop with lifts & 20 foot± ceilings, an attractive retail entrance at the front of the premises with parking for the Tenant's customers, and a cafeteria and bathrooms with showers & lockers for Federal Express employees. The 4.889± acre parcel of land provides over 100 parking spaces for employees and customers, a large back parking lot utilized for storage and parking for box trucks & 18 wheelers (back parking lot is well lit with pole lighting), and beautiful landscaping around the premises & digital signage at the main entrance. The oversized lot also provides the ability for additional expansion to the main structure.



Rear Parking Lot

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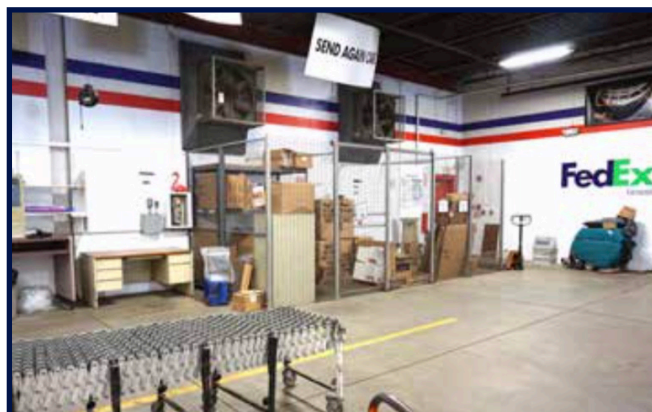
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Property & Lease Details

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.



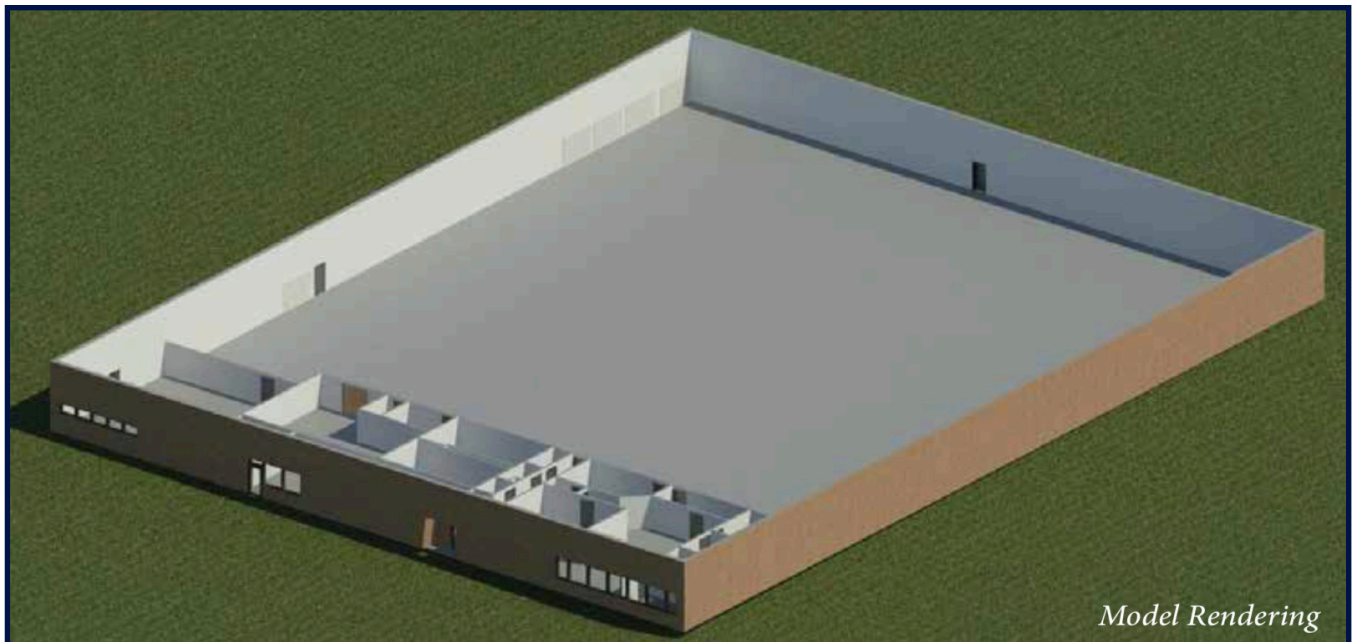
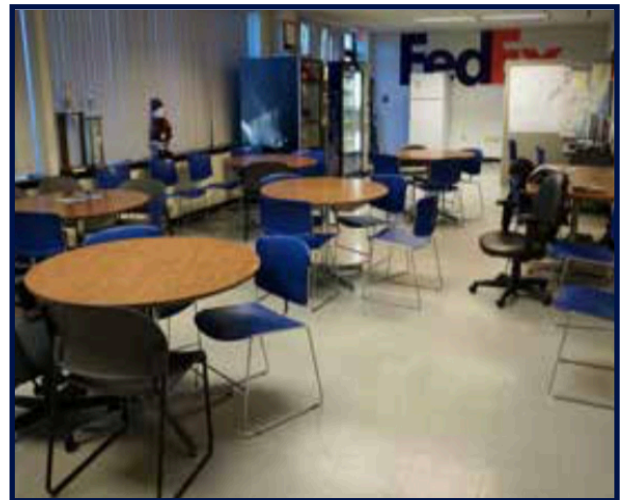


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Photography



Model Rendering

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General Leasing Terms

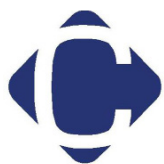
Rentable SF:	33,971+/- SF (Building can be expanded)
Total Available SF:	10,000-33,973 +/- SF
Total Land:	4.8995+/- Acres (includes building footprint, multiple vehicle egress points on each exterior wall, and substantial parking areas.)
Available:	June 1st, 2020
Lease Rate:	\$10-\$12 Per Square Foot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

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Aerials

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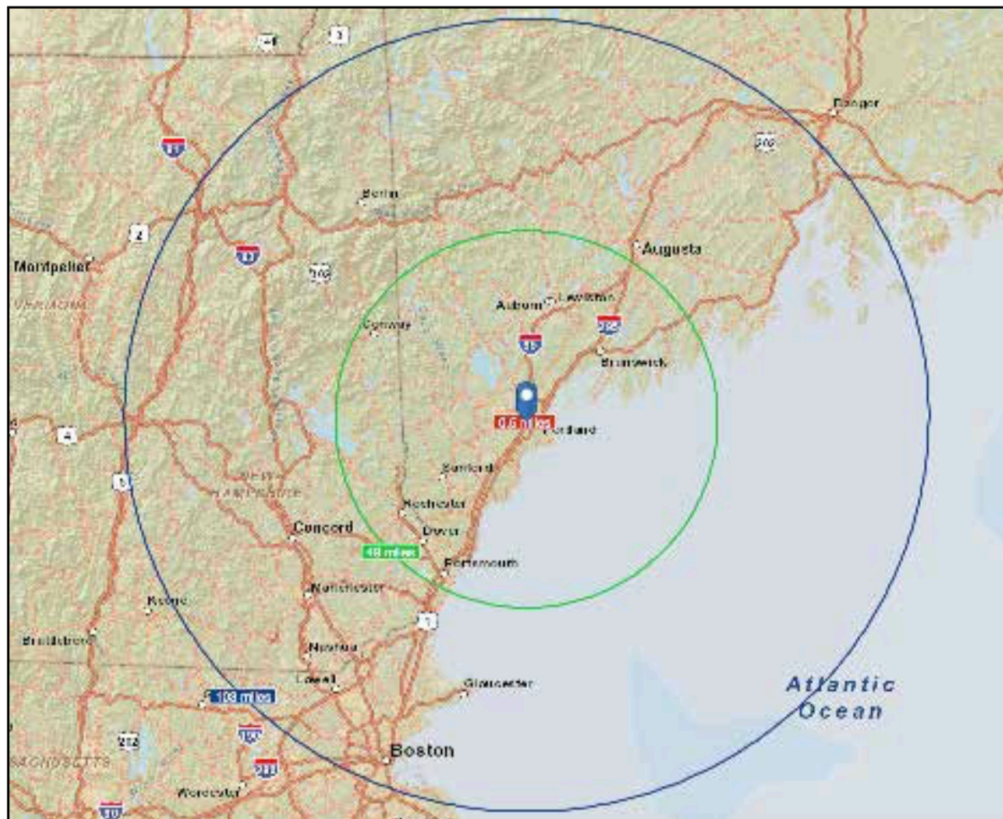
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Demographics

	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

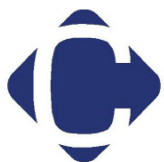
Area Description



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)

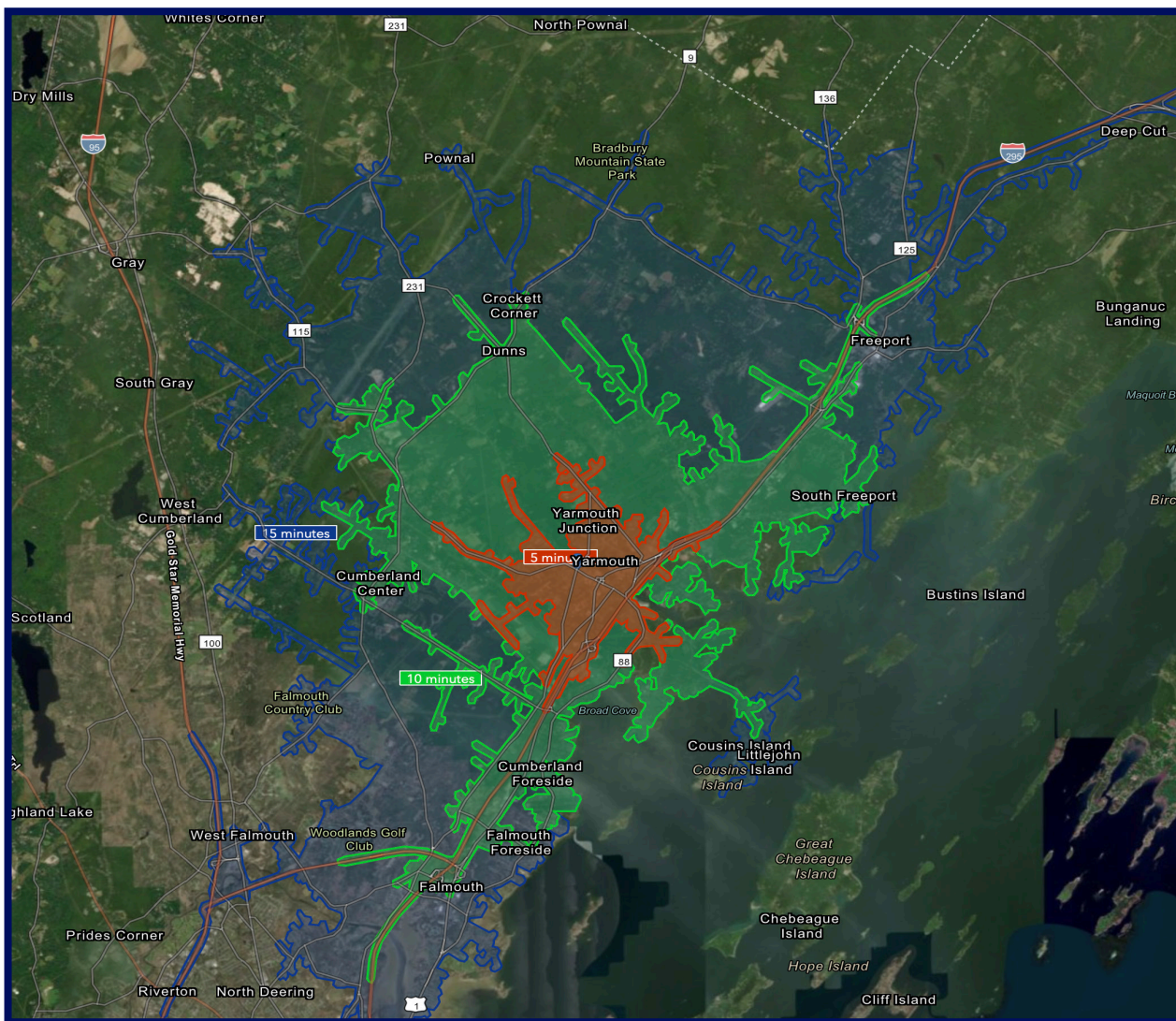
Portland, Maine Jetport (PWM):	4 minutes	1.79 miles
Maine Turnpike (I-95):	2 minutes	0.6 miles
Interstate 295 (I-295):	7 minutes	3.1 miles
The Maine Mall:	5 minutes	2.15 miles
Downtown Portland:	10 minutes	5.38 miles
Brunswick, ME:	34 minutes	30.8 miles



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



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