

# FOR LEASE

## Retail/Flex/Industrial

15,090 - 59,090± SF

## Join NexGen Fitness!



## 75 Northport Drive, Portland ME

### Property Highlights

- Convenient Portland location
- 300-400± parking spaces available
- Commercial kitchen & cafeteria
- 18-19'± clear height available
- Join NexGen Fitness
- Full HVAC
- Large men's & women's locker rooms
- Tilt up concrete construction
- 1200 Amp, 3-Phase
- Adjacent to Falmouth/Great Demographics

### Property Description

We are pleased to offer for lease 15,090 - 59,090± SF of retail/flex/industrial space at 75 Northport Drive in Portland. This building offers a unique opportunity for a user to occupy a conveniently located, climate-controlled space with 18' - 19' clear height, and significant parking. The building is comprised of 87,515± SF of fully HVAC'd space with significant infrastructure including men's and women's locker rooms with showers, commercial grade kitchen with cafeteria, loading dock and access to nearly 600 parking spaces. B2 zoning uses including retail, low-impact Industrial, general services, places of assembly and more. 3 miles to downtown Portland and just over 2 miles to I-95 and I-295.

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## Property Overview

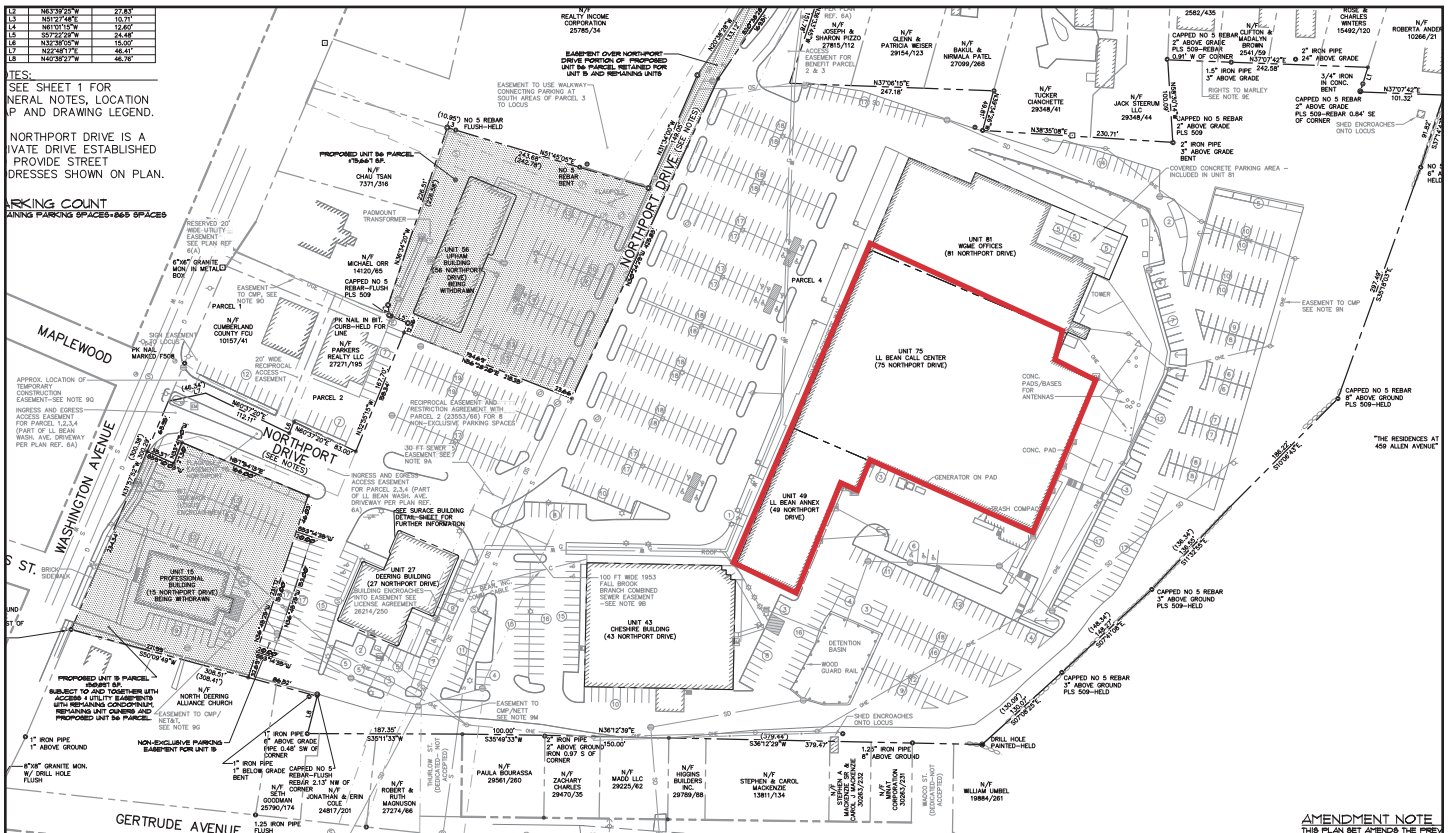
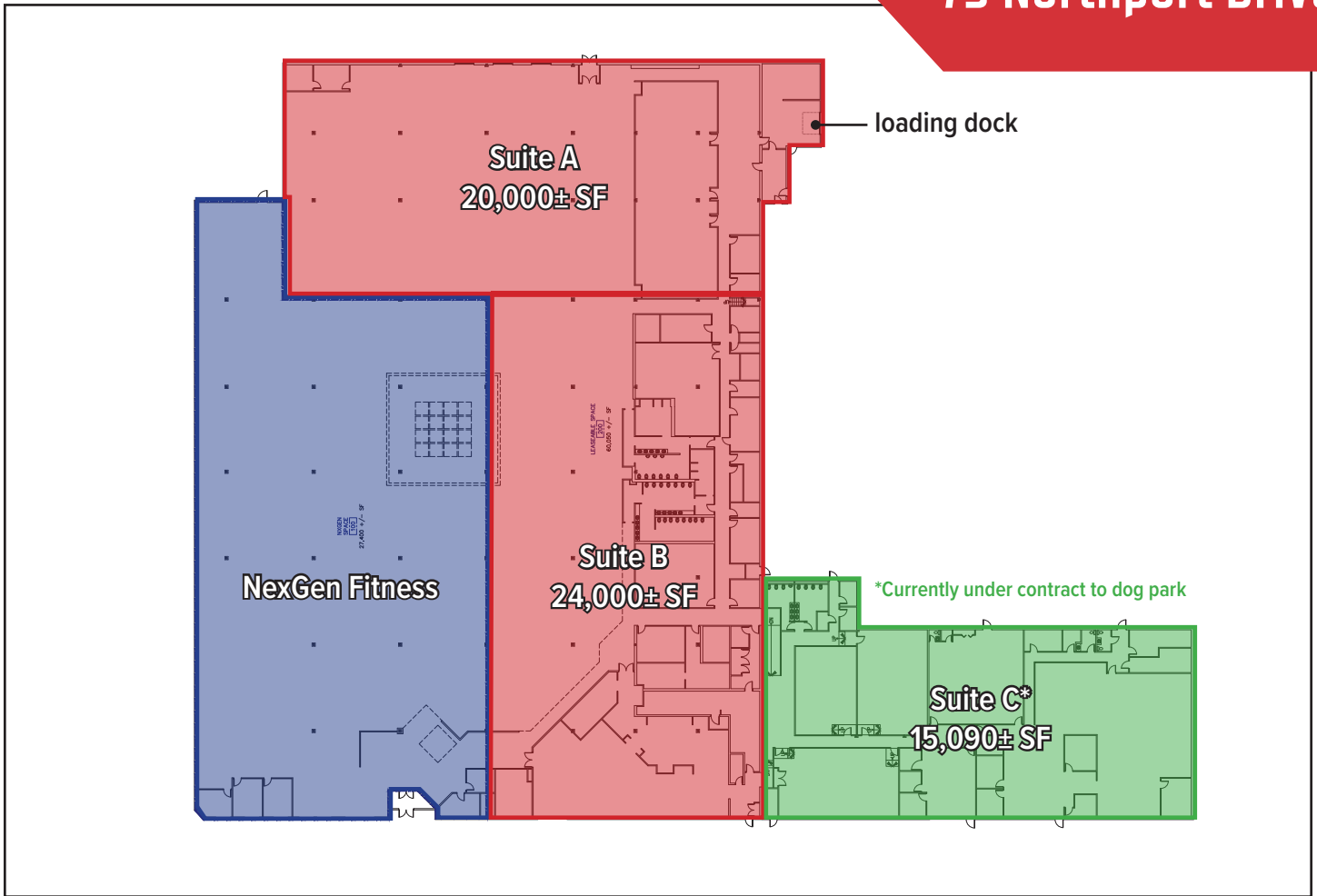
Building Size	15,272± SF - 49 Northport Drive 72,243± SF - 75 Northport Drive 87,515± SF - Total
Year Built	1972
Zoning	B2- Business Community - See allowable uses
Building Construction	Concrete, steel, glass facade
Roof	EPMD - 5 years old
Floors	Poured concrete with carpet and tile in most areas
Loading Dock	One (1) loading dock door with leveler
Ceiling Height	18' - 19'± clear available
Lighting	LED lighting
HVAC	20 rooftop, gas-fired units - 3 - 10 years old
Sprinkler	Full coverage wet system throughout
Utilities	Municipal water and sewer, natural gas, 1200 amp, 480 volt, 3-phase, telephone, and cable
Parking	In common with other condominium owners - over 600 parking spaces on-site
Miscellaneous	Large Men's & Women's locker rooms, commercial kitchen w/ cafeteria

## Available Space

Suite A	20,000± SF
Suite B	24,000± SF
A & B	44,000± SF
Suite C	15,090± SF (currently under contract to a dogpark)

**FOR LEASE : \$10.00 - \$13.00/SF NNN**





## Zoning Overview

B-2 To provide appropriate locations for the development and operation of community centers offering a mixture of commercial uses, housing, and services serving the adjoining neighborhoods and the larger community. The variety, sites, and intensity of the permitted commercial uses in the B-2 zone are intended to be greater than those permitted in the B-1/B-1b zones. The zone provides a broad range of goods and services with a mixture of large and small buildings, such as grocery stores, shops and services located in major shopping centers and along arterial streets. Such establishments should be readily accessible by automobile, by pedestrians and by bicycle. Development in the B-2 zone should relate to the surrounding neighborhoods by design, orientation, and circulation patterns. The zone should provide locations for moderate to high-density housing in urban neighborhoods along arterials.

## Allowed Uses

- Clinics
- Elementary, middle and secondary schools
- Governmental uses
- Intermediate care facilities
- Longterm and extended care facilities
- Places of Assembly (<10,000 SF)
- Places of Assembly (>10,000 SF)
- Preschool facilities
- Post-secondary schools
- Adult business establishments
- Auto, boat, and related dealerships
- Auto service stations - conditional use
- Bars
- Bed and breakfasts
- Funeral Home
- General Offices
- General Services
- Hotels
- Registered marijuana dispensary
- Restaurants
- Retail
- Small-scale marijuana caregiver
- Theaters and performance halls
- Veterinary services
- Communication studios
- Laboratory and research facilities
- Low-impact industrial - must have retail component
- Repair Services
- Studios for artists and craftspeople
- Warehousing, storage, and distribution

## Quick Demographics

2024	1 Mile	3 Mile	5 Mile
Population	9,982	52,779	107,838
Average Household Income	\$98,927		
Average Age	40		



75 Northport Drive





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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.