

FOR SALE/LEASE

Office/Flex/Industrial

84,336± SF | 11.73± acres



5 Davis Farm Road Portland, Maine

- *84,336± SF on 11.73± Acres*
- *Open Floor Plans*
- *Prime Access & Visibility*
- *Development Potential*

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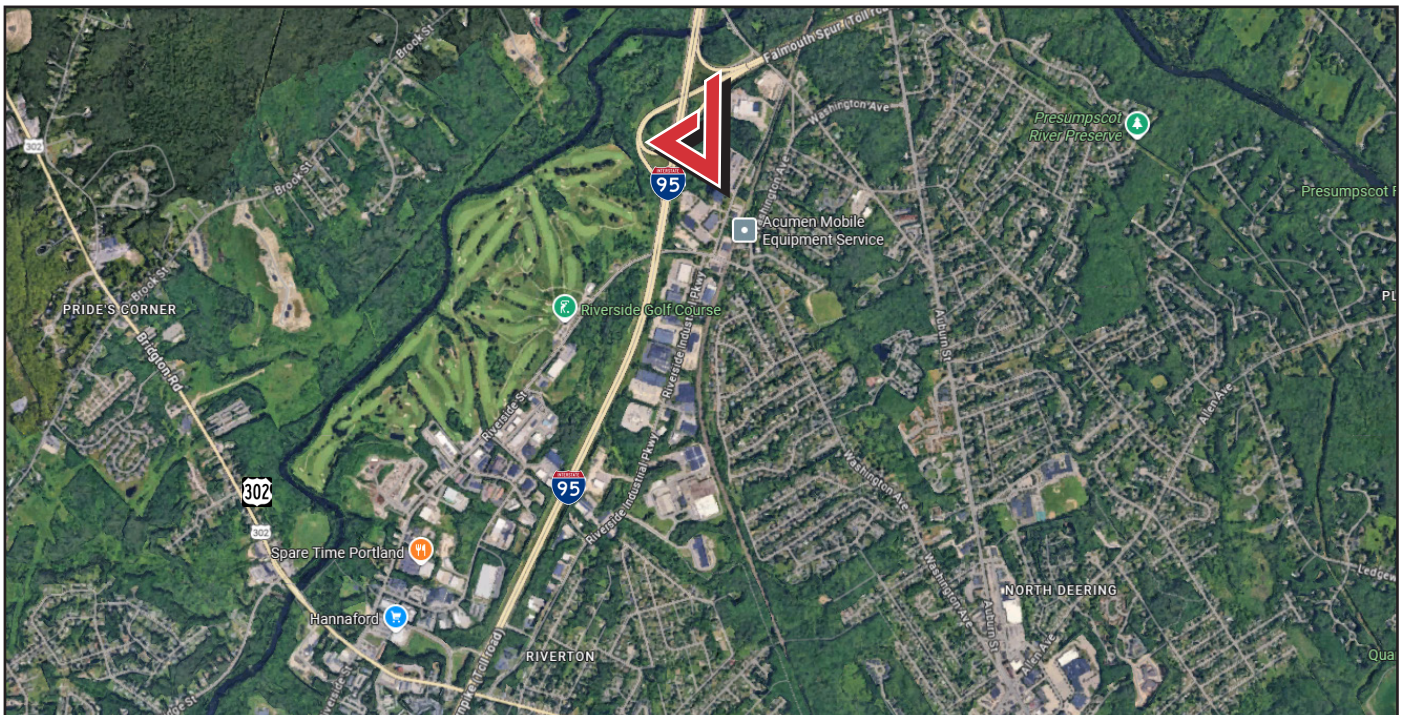




Property Description

5 Davis Farm Road is a well-positioned, three-story office building encompassing approximately 84,336± SF on a generous 11.73± acre parcel. Ideally located just off Riverside Industrial Parkway, the property boasts direct frontage on Davis Farm Road and an impressive 1,261± feet of frontage along I-95/Maine Turnpike — offering excellent exposure and visibility.

Situated within Portland's IM – Industrial Moderate Impact zone, the property allows for a diverse range of permitted uses, including commercial and industrial development. Professionally managed and maintained, the building offers exceptional flexibility, with ample additional land available to accommodate future expansion or redevelopment opportunities.



Property Highlights

- ✓ **84,336± SF Office/Flex Building** with large, adaptable floor plates—ideal for repositioning or redevelopment into a multi-use asset.
- ✓ **Open floor plans on each level**, ready for customization—supports office, R&D, and flex-industrial layouts.
- ✓ **Expansion-ready infrastructure**—potential to add dock-height and drive-in doors, unlocking a wide range of industrial and manufacturing possibilities.
- ✓ **Ample power and utilities**: 2,500 Amp, 3-phase, 4-wire service, full HVAC, central alarm system, and fire suppression system—ready for advanced manufacturing, data, or lab users.
- ✓ **451± dedicated parking spaces**—supports high headcount or multi-tenant strategies.
- ✓ **Prime access & visibility**—just 1.5 miles from I-95 Exit 53 and 3 miles from Exit 48; minutes to downtown Portland.
- ✓ **Signage opportunity with I-95 visibility**—enhanced exposure for tenants or branding.
- ✓ **Ideal for adaptive reuse or repositioning** into permitted I-M uses such as:
 - Light manufacturing and assembly
 - Food production or craft beverage operations (e.g., breweries, distilleries, bakeries)
 - Warehouse/distribution
 - Research & development or biotech labs
 - Service industrial uses like printing, equipment repair, or trades
 - Flex spaces combining office, showroom, and light industrial
 - Limited retail (e.g., accessory to manufacturing or showroom use)
- ✓ **Residential Redevelopment** - see City of Portland



Property Overview

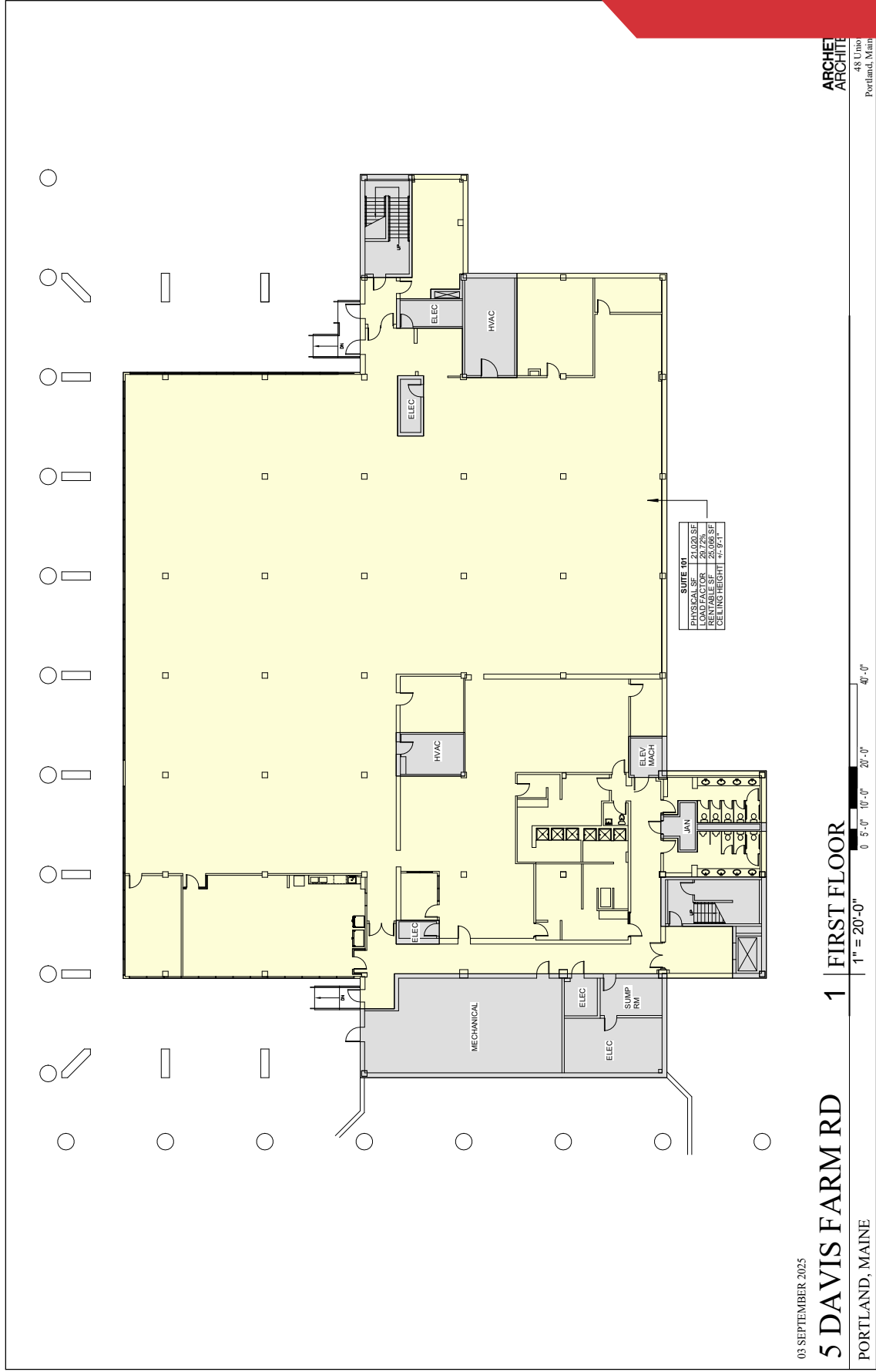
Owner	5 Davis Farm, LLC
Building Size	84,336± SF
Space Breakdown	1 st Floor: 25,066± SF 2 nd Floor: 25,640± SF 3 rd Floor: 33,630± SF
Lot Size	11.73± acres
Zoning	IM - Moderate Industrial
Year Built	1974
Assessor's Reference	368-B-4, 369-B-1
Deed Reference	Book 38010, Page 041
Roof	Rubber EPDM w/RTU
HVAC	Gas-fired FHA/AC. Ducted multi zoned water sourced heat pumps with cooling tower and boiler to maintain loop temp and some perimeter base board heat.
Electric	2,500 Amp Main, 3 Phase, 4 wire, 277/480 <ul style="list-style-type: none">• 12,500v service (direct from a substation) with a backup generator which can also be backed up by external generators, resulting in uninterrupted power.• Existing backup generator with 519-gallon diesel capacity.• Capacity to add more power service for all high-power users
Generator	On-demand
Utilities	Municipal water and sewer, natural gas, telephone & electric
Elevators	2,500 lb. passenger elevator, 125 FPM, 3-stops, servicing all floors
Loading Docks	1 st floor loading dock platform with potential for loading dock doors, lower-level offers potential for drive-in-doors
Restrooms	Ample restrooms throughout
Parking	Paved lot with 451± parking spaces

FOR SALE : \$5,850,000

FOR LEASE : \$9.00/SF NNN

1ST FLOOR

5 Davis Farm Road



03 SEPTEMBER 2025

5 DAVIS FARM RD

1 FIRST FLOOR

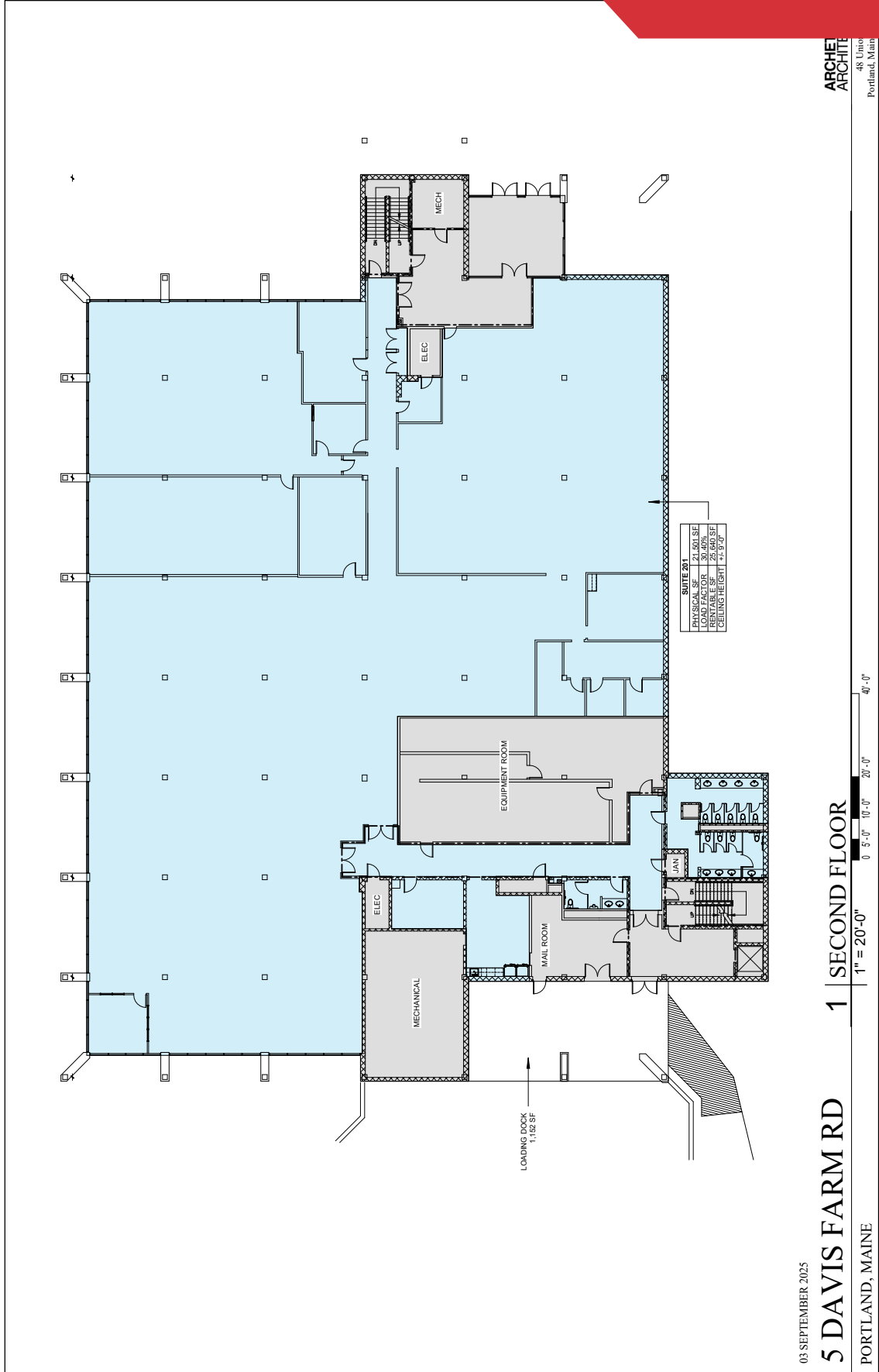
PORTLAND, MAINE

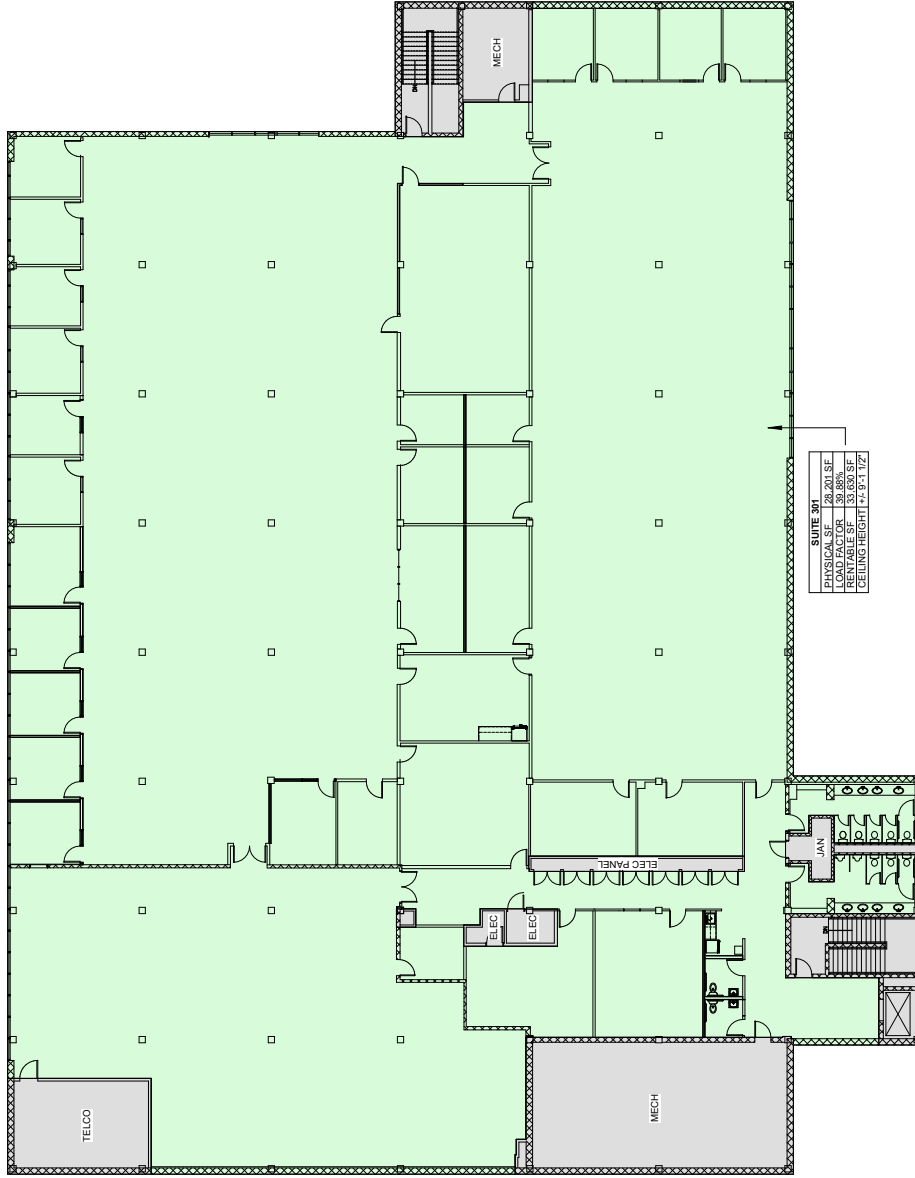
1" = 20'-0"

0 5'-0" 10'-0" 20'-0" 40'-0"

ARCHITECT

48 Union
Portland, Maine





03 SEPTEMBER 2025

5 DAVIS FARM RD

1 | THIRD FLOOR

PORTLAND, MAINE

1" = 20'-0"

0 5'-0" 10'-0" 20'-0" 40'-0"

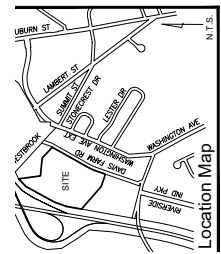
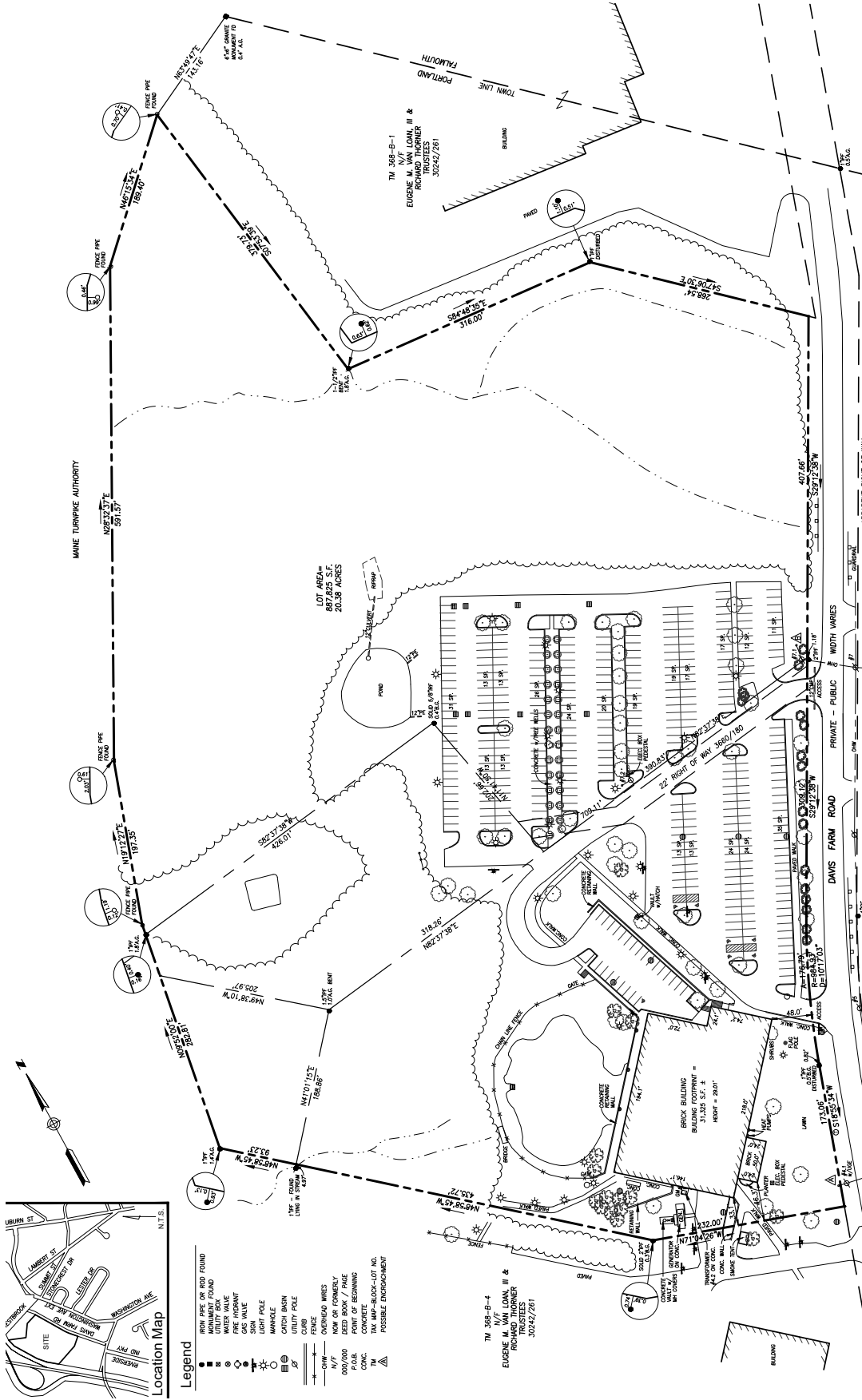
40'-0"

ARCHITECT
ARCHITECT

48 Union
Portland, Maine

SITE PLAN

Schedule
 1. PLAN OF PROPERTY
 2. FLOOD INSURANCE RATE MAP
 3. COMMUNITY FLOOD HAZARD AREA



- Legend**
- IRON PIPE OR BOD FOUND
 - MONUMENT FOUND
 - WATER VALVE
 - FIRE HYDRANT
 - GAS VALVE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - UTILITY POLE
 - FENCE
 - OVERHEAD WIRES
 - HOW OR FORMERLY
 - N/T
 - POINT OF BEGINNING
 - CONC.
 - CONC.
 - TM
 - TAX MAP-BLOCK-LOT NO.
 - POSSIBLE ENCROACHMENT

TM 388-B-4
 EUGENIE M. VAN LOAN, III &
 RICHARD THORNER
 30242/261

Flood Zone Note

BY GRAPHIC ZONING ONLY. THIS PROPERTY IS IN ZONE C. AREAS OF ANNUAL FLOODING OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 DATED THROUGH NOV. 7, 1974 BY H.L. & E.C. JORDAN AND RECORDED IN PLAN BOOK 102, PAGE 1.

Possible Encroachments

- UTILITY POLE & CIVIL ANCHOR ONTO PREMISES
- SCALE: 1" = 80'

Plan References

1. PLAN OF PROPERTY IN PORTLAND AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED JAN. 1973 BY H.L. & E.C. JORDAN AND RECORDED IN PLAN BOOK 102, PAGE 38.
2. PLAN OF PROPERTY AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY (PORTLAND FALMOUTH CAMPS) COMPLETED JAN. 1973 BY H.L. & E.C. JORDAN AND RECORDED IN PLAN BOOK 102, PAGE 38.
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5. PLAN OF PROPERTY AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED OCTOBER 1, 1984 BY H.L. & E.C. JORDAN.
6. PLAN OF PROPERTY IN PORTLAND AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED OCTOBER 1, 1984 BY H.L. & E.C. JORDAN AND RECORDED IN PLAN BOOK 103, PAGE 10.
7. PLAN OF PROPERTY IN PORTLAND AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED MARCH 5, 1986 BY H.L. & E.C. JORDAN AND RECORDED IN PLAN BOOK 103, PAGE 60.
8. PLAN OF PROPERTY AND FALMOUTH, MAINE MADE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED NOVEMBER 20, 2007 BY H.L. & E.C. JORDAN AND RECORDED IN PLAN BOOK 103, PAGE 60.
9. OVERVIEW PARKING LOT STUDY DATED SEPTEMBER 2007 BY BEST ASSOCIATES, INC.
10. ALTA/ACSM LAND TITLE SURVEY MADE FOR PIZZAGALLI PROPERTIES LLC DATED OCTOBER 2, 2007 BY GUYAN SURVEYING, INC.

General Notes

1. OWNER OF RECORD: PIZZAGALLI PROPERTIES LLC, 402 SHELBURNE ROAD, SUITE 1016, BURLINGTON, VT 05401, TEL: 802-244-4444, FAX: 802-244-4445, TAX MAP 388 BLOCK B LOT 6
2. BEARINGS ARE BASED ON TRUE NORTH.
3. THERE ARE 382 REGULAR SPACES AND 7 HANDICAP SPACES, FOR A TOTAL OF 389 PARKING SPACES.
4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ALTERATIONS, OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS HAS OBSERVED.
5. NO PROPOSED CHANGES IN STREET LINES IS KNOWN BY THIS SURVEYOR.
6. SURVEY PERFORMED UNDER WINTER CONDITIONS OF SNOW AND ICE.

IM : Industrial Moderate Zoning

TABLE 6-F: PERMITTED AND CONDITIONAL USES IN INDUSTRIAL & AIRPORT ZONES

	I-L/I-Lb	I-M/I-Mb	I-H	A-B ¹	Use Standards	
Institutional	Live/work dwellings	●				
	Airports			●		
	Child care centers + small child care facilities	●	●		●	6.4.9
	Emergency shelters	◐	◐	◐		6.4.14
	Places of assembly	●				6.4.30
Commercial / Service	Bars			●	6.4.6	
	General offices	●	●		6.4.15	
	General services				●	
	Hotels				●	
	Intermodal transportation facilities	●	●			
	Market gardens	●				6.4.25
	Recreation and amusement centers	●	●			
	Restaurants				●	
	Self-storage facilities		●	●		6.4.37
	Specialty food service	●	●			
	Veterinary services	●	●	●		
	Animal-related services	●	●	●		6.4.4
	Auto service stations	●	●	●	●	6.4.5
	Construction & engineering services	●	●	●		
	Dairies	●	●	●		
	Food & seafood processing, packing, and distribution		●	●		
	High-impact industrial uses			●		
	Impound lots		●	●		6.4.20
	Laboratory and research facilities	●	●	●		
	Low-impact industrial	●	●	●		6.4.22
Lumber yards	●	●	●			
Industrial	Marijuana cultivation facilities	●	●	●		
	Marijuana manufacturing facilities	●	●	●		6.4.23
	Marijuana testing facilities	●	●	●		
	Printing and publishing	●	●	●		
	Recycling facilities		●	●		6.4.33
Industrial	Solid waste disposal facilities		●	●	6.4.33	
	Studios for artists and craftspeople	●	●			
	Warehousing and distribution facilities	●	●	●		6.4.40
Other	Off-street parking				●	
	Social service centers	◐	◐	◐		
	Solar energy systems (minor)	●	●	●	●	6.4.38
	Solar energy systems (major)		●	●	◐	
	Telecommunication towers (ground-mounted)		●	●		
	Utility substations	●	●	●		6.4.39
	Wind energy systems (minor)	◐	●	●	●	6.4.41
	Wind energy systems (major)		●	●	◐	

Key: ● = permitted | ◐ = conditional | Blank = not permitted | ●/◐ = permitted or conditional per use standards

¹ Permitted uses on lots within airport restricted access areas shall be limited to those which do not require or encourage access or visits by the public and which provide technical administrative or other support to airport operations.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition** to the basic services required of all licensees listed above:

services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- √ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.