

FirstPark is located in the town of Oakland, 15 miles north of the state capital in Augusta and immediately adjacent to Interstate 95. There is one mile of visible frontage to I-95. A 1,500 foot access road connects the park to the entrance located on Kennedy Memorial Drive.

The 285 acre property has been developed as a campus with professional landscaping integrated with the natural terrain and flora. The property is situated on a ridge two miles west of the Kennebec River. Soil consists of a thin layer of topsoil typical of the region, overlaying glacial till atop granite bedrock. Much of the property is heavily wooded with a variety of hardwood and evergreen species representative of the area. Elevation ranges from ~390 feet at the entrance to ~240 feet approximately 6,000 feet to the northwest.

The park comprises 22 building sites ranging from 5 to 24 total acres, 3.5 to 13.5 buildable acres. The park is fully permitted from the Maine Department of Environmental Protection, Maine Department of Transportation, the Army Corps of Engineers, and is a fully approved subdivision of the Town of Oakland.



Infrastructure

- Three-phase 440V, redundant, underground loop. Power is supplied by Central Maine Power with a choice of power generators. Maine has surplus power generating capacity.
- Multiple providers of high bandwidth, fiber optic data, voice and ancillary services in underground conduit. Designated as Verizon SmartPark®
- Eight inch water main, 65 psi at maximum flow
- Storm water handling consists of conventional drainage facilities integrated with detention ponds
- Municipal Sewer District

Summary of Protective Covenants

- Subject to approved uses (Class "A" office, R&D, Data Centers, light manufacturing, healthcare) and restrictions, i.e. no retail or industrial
- Building and exterior material standards
- Landscaping plan subject to approval
- Site lighting and signage standards
- Footprint cannot exceed 30% of buildable area
- Health trees to remain in 30' buffer along access roads
- Parking ration >5 per 1,000sf of building area

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FirstPark
46 C FirstPark Drive
Oakland, ME 04963

Telephone: 207-859-9716
Fax: 207-859-9719
www.firstpark.com

Building Site

For Sale, Lease or Build to Suit

Parcel Description

Lot 4 is fully permitted and ready for design and development.

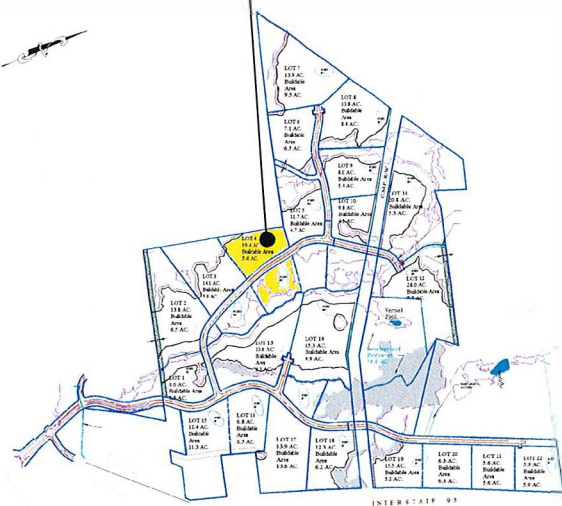
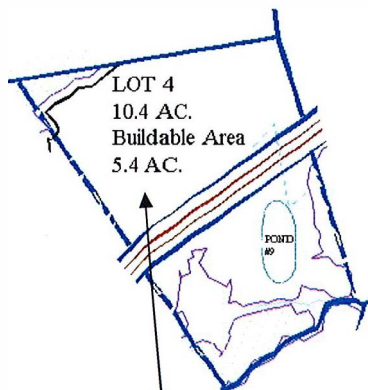
Location: Technology Avenue

Total Acreage: 10.4 Acres

Building Acreage: 5.4 Acres

Building Footprint: 35,280 sq. ft.

Road Frontage: 504'



Infrastructure

- Three-phase 440V, redundant, underground loop
- Multiple providers of high bandwidth, fiber optic data, voice and ancillary services in underground conduit
- Eight inch main, 65 psi at maximum flow
- Conventional drainage facilities integrated with detention ponds
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- Protective Covenants

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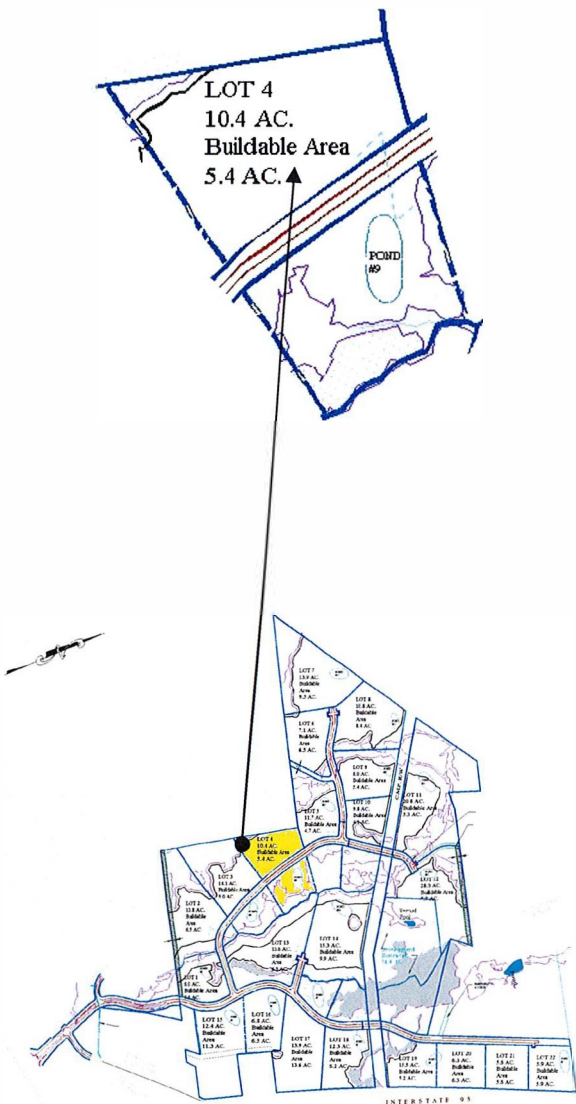
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Building Site

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Parcel Description

This southeast facing 10.4 acre lot has over 475 feet frontage on Technology Avenue and is permitted to allow building on 5.4 acres. The topography of the site gently slopes toward Technology Avenue and is mostly wooded with young hardwoods. A portion of the lot is occupied by a retention pond that would accept accelerated storm water drainage due to site improvements. This lot is fully permitted and ready for an owners design team to develop



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Building Site

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Parcel Description

Lot 5 is fully permitted and ready for design and development.

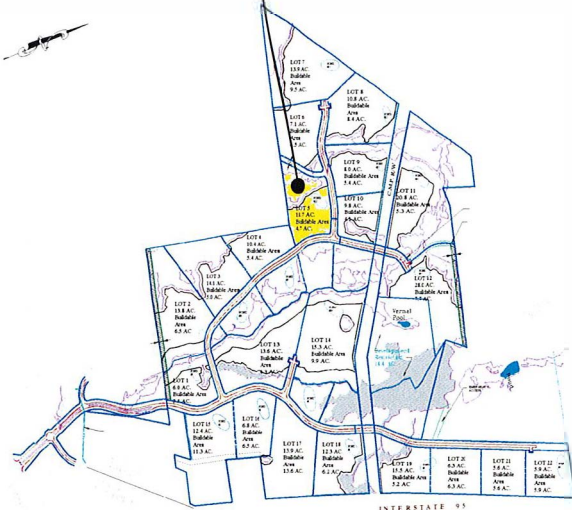
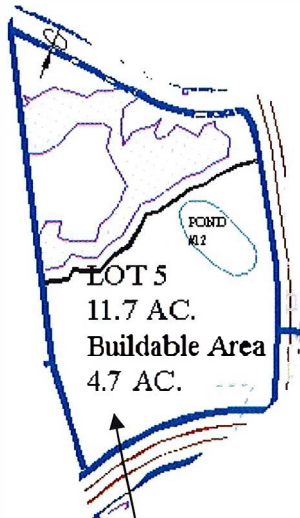
Location: Ezhaya Drive

Total Acreage: 11.7 Acres

Building Acreage: 4.7 Acres

Building Footprint: 30,710 sq. ft.

Road Frontage: 485'



Infrastructure

- Three-phase 440V, redundant, underground loop
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Building Site

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Parcel Description

Lot 6 is fully permitted and ready for design and development.

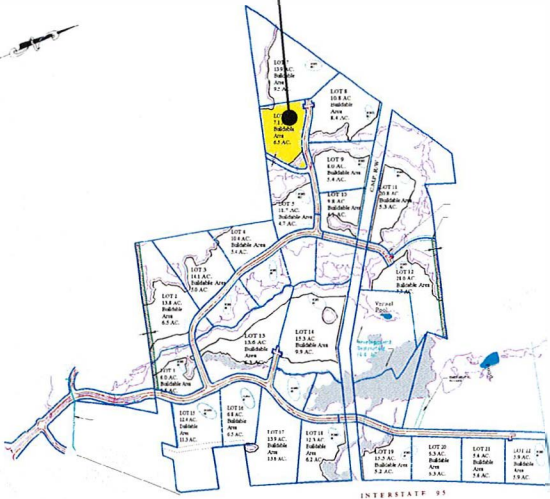
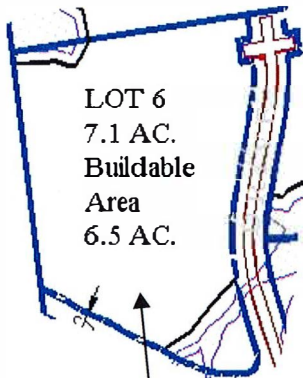
Location: Ezhaya Drive

Total Acreage: 7.1 Acres

Building Acreage: 6.5 Acres

Building Footprint: 42,470 sq. ft.

Road Frontage: 756'



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Building Site

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Parcel Description

Lot 7 is fully permitted and ready for design and development.

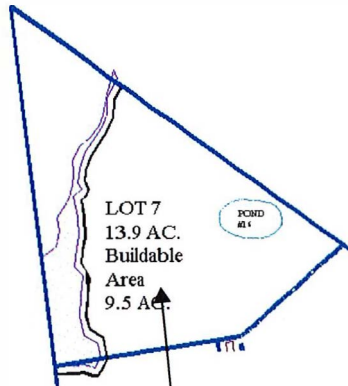
Location: Ezhaya Drive

Total Acreage: 13.9 Acres

Building Acreage: 9.5 Acres

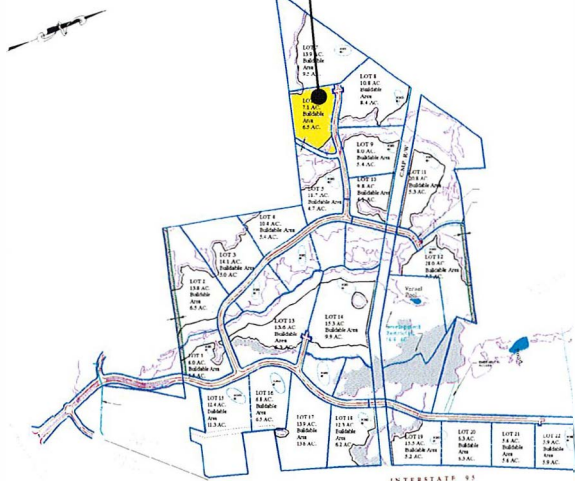
Building Footprint: 62,070 sq. ft.

Road Frontage: 80' (end lot)



Infrastructure

- Three-phase 440V, redundant, underground loop
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Building Site

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Parcel Description

Lot 8 is fully permitted and ready for design and development.

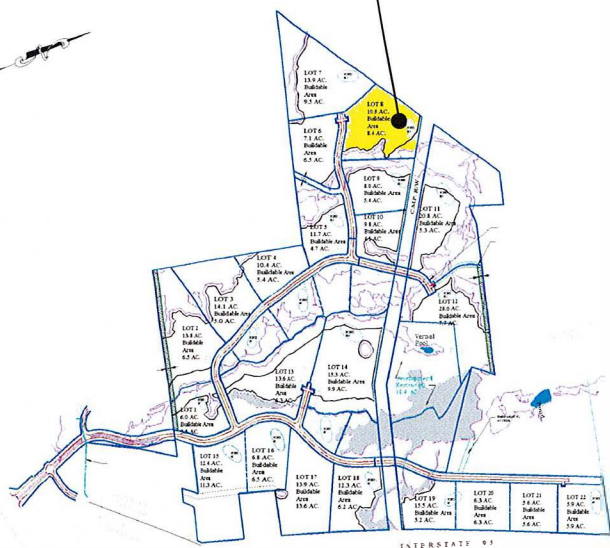
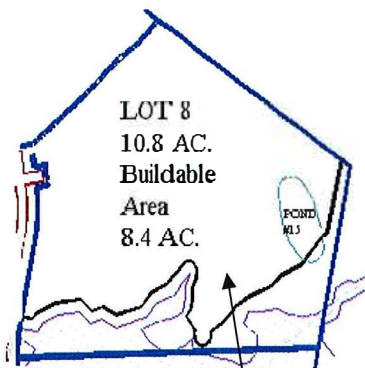
Location: Ezhaya Drive

Total Acreage: 10.8 Acres

Building Acreage: 8.4 Acres

Building Footprint: 54,880 sq. ft.

Road Frontage: 688'



Infrastructure

- Three-phase 440V, redundant, underground loop
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Parcel Description

Lot 9 is fully permitted and ready for design and development.

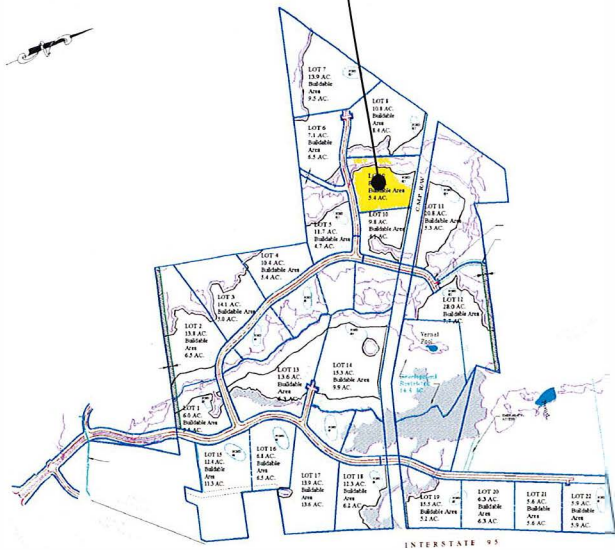
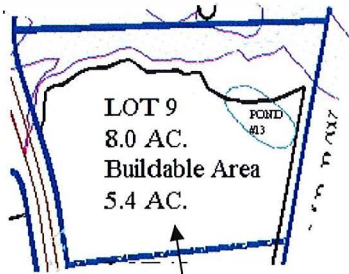
Location: Ezhaya Drive

Total Acreage: 8.0 Acres

Building Acreage: 5.4 Acres

Building Footprint: 35,280 sq. ft.

Road Frontage: 540'



Infrastructure

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Building Site

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Parcel Description

Lot 10 is fully permitted and ready for design and development.

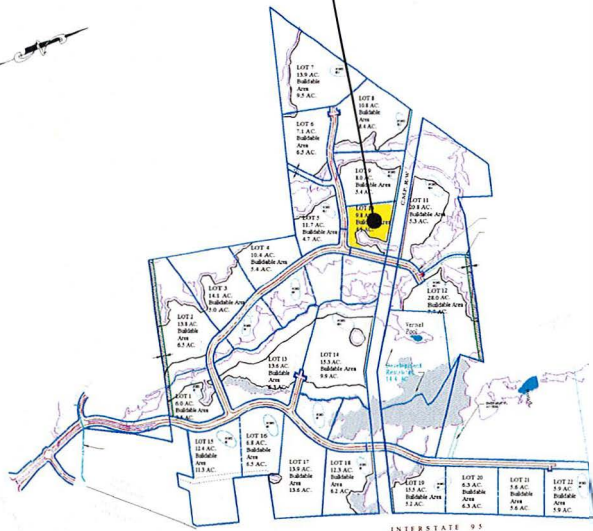
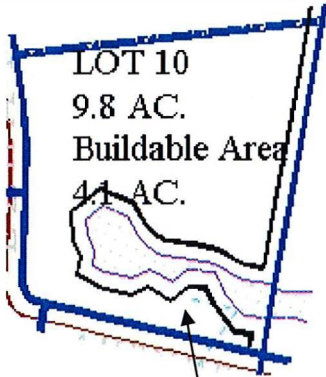
Location: Ezhaya Drive

Total Acreage: 9.8 Acres

Building Acreage: 4.1 Acres

Building Footprint: 26,790 sq. ft.

Road Frontage: 344'



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Parcel Description

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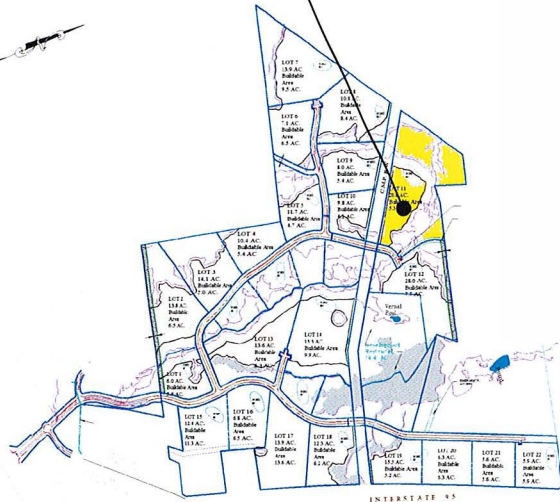
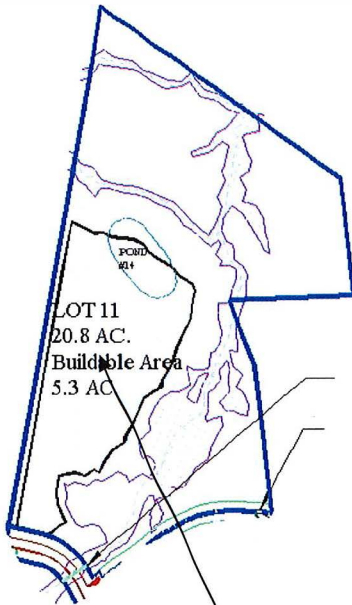
Location: Technology Avenue

Total Acreage: 20.8 Acres

Building Acreage: 5.3 Acres

Building Footprint: 34,630 sq. ft.

Road Frontage: 513'



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Parcel Description

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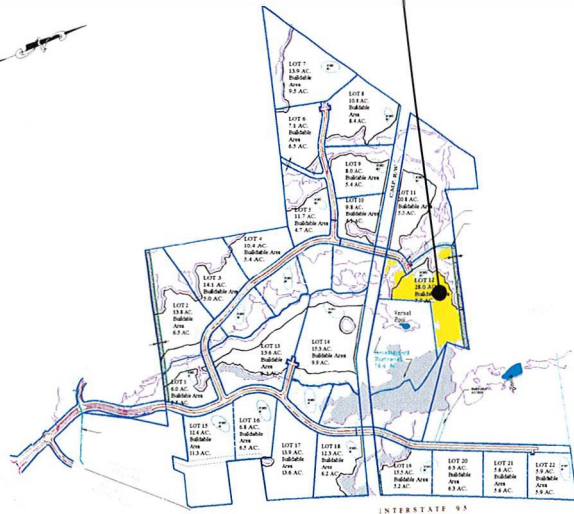
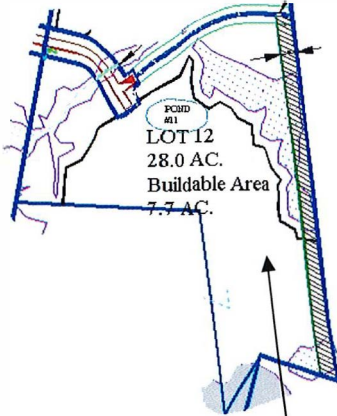
Location: Technology Avenue

Total Acreage: 28.0 Acres

Building Acreage: 7.7 Acres

Building Footprint: 50,310 sq. ft.

Road Frontage: 515' (end lot)



Infrastructure

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Parcel Description

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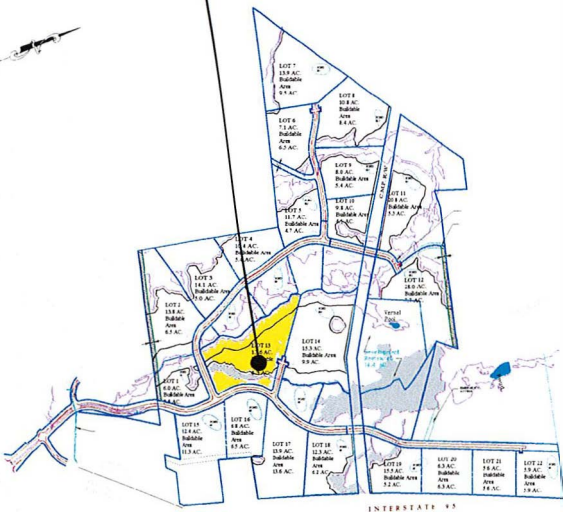
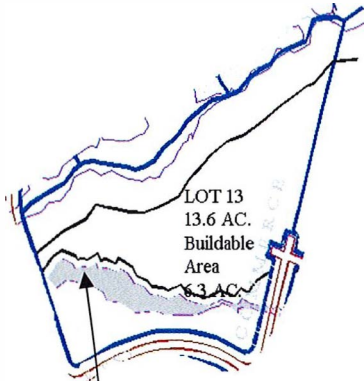
Location: Commerce Avenue

Total Acreage: 13.6 Acres

Building Acreage: 6.3 Acres

Building Footprint: 41,160 sq. ft.

Road Frontage: 356'



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Building Site

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Parcel Description

Lot 14 is fully permitted and ready for design and development.

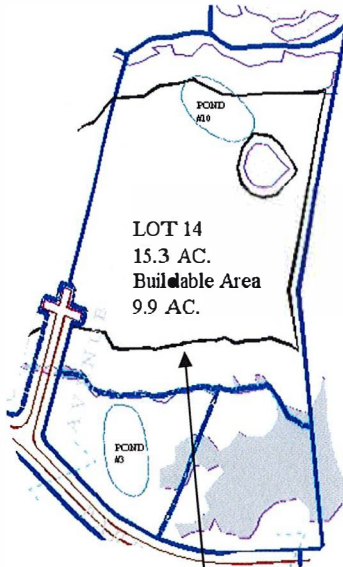
Location: Commerce Avenue

Total Acreage: 15.3 Acres

Building Acreage: 9.9 Acres

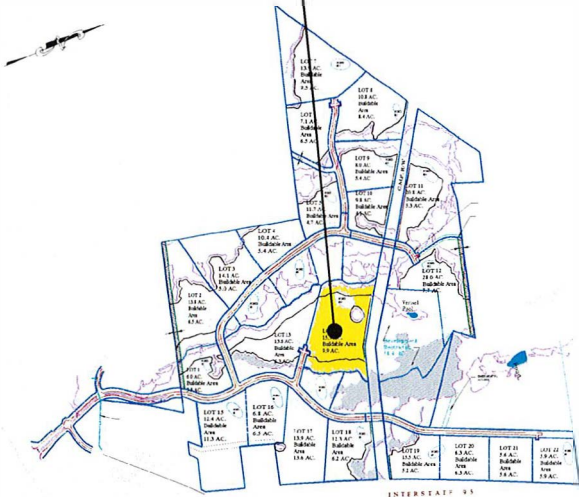
Building Footprint: 64,680 sq. ft.

Road Frontage: 332'



Infrastructure

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Parcel Description

Lot 19 is fully permitted and ready for design and development.

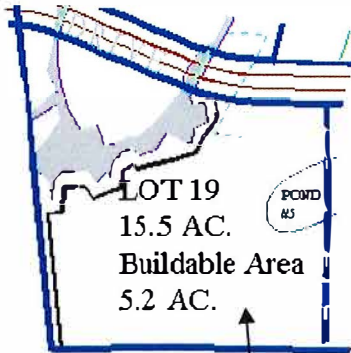
Location: FirstPark Drive

Total Acreage: 15.5 Acres

Building Acreage: 5.2 Acres

Building Footprint: 33,970 sq. ft.

Road Frontage: 692'



Infrastructure

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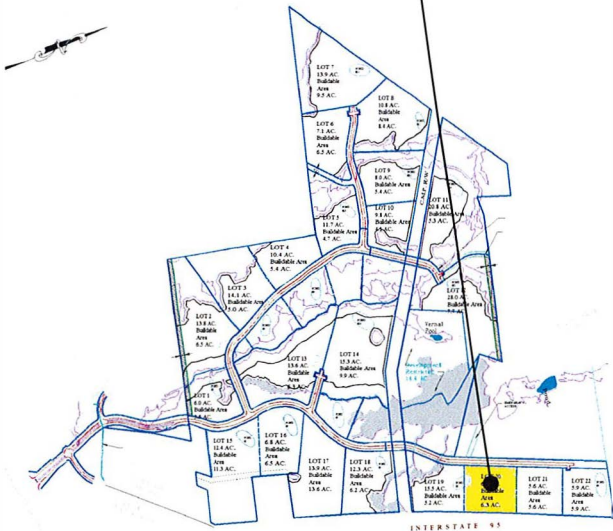
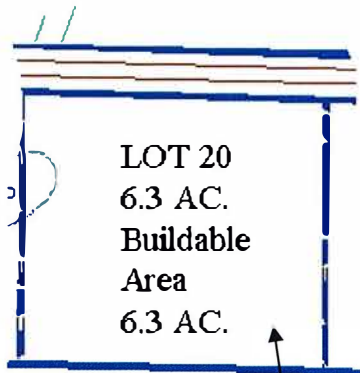
Location: FirstPark Drive

Total Acreage: 6.3 Acres

Building Acreage: 6.3 Acres

Building Footprint: 41,160 sq. ft.

Road Frontage: 600'



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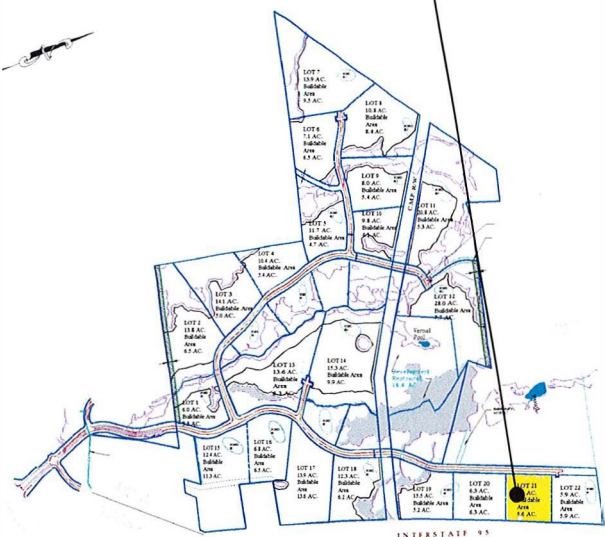
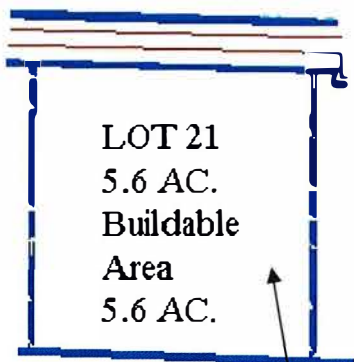
Location: FirstPark Drive

Total Acreage: 5.6 Acres

Building Acreage: 5.6 Acres

Building Footprint: 35,930 sq. ft.

Road Frontage: 525'



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Parcel Description

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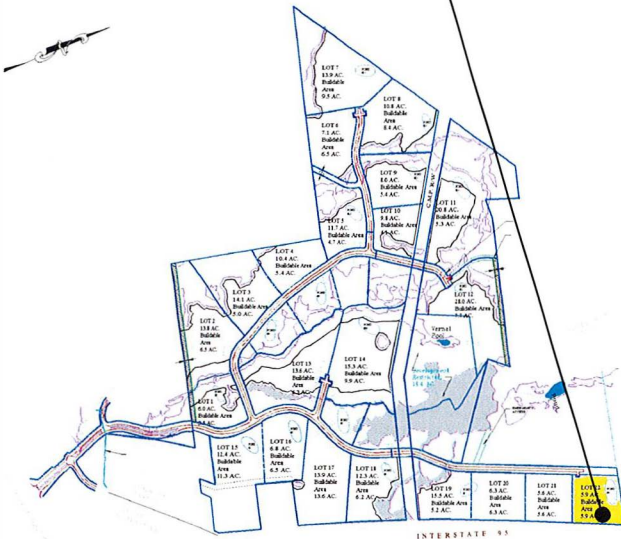
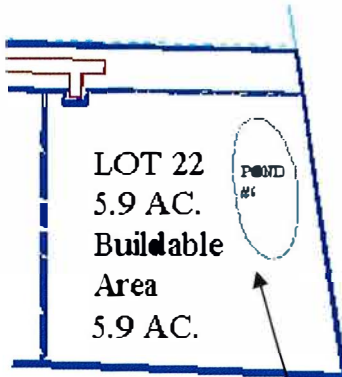
Location: FirstPark Drive

Total Acreage: 5.9 Acres

Building Acreage: 5.9 Acres

Building Footprint: 38,550 sq. ft.

Road Frontage: 506'



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