

MAINE INTERNATIONAL COLD STORAGE FACILITY, LLC (“MISCF”) Operational Plans for Summer 2021

Commercial Street, Portland, Maine 04101

McGowan
Corporate Real Estate Advisors



Freezer Warehouse | Cold Storage Facility

**Available for Lease in Underserved Market w/ Strong Customer Demand
+/- 120,000 SF with Approximately 20,000 Pallet Positions**

Maine International Cold Storage Facility, LLC, a special purpose entity, is being developed by Amber Infrastructure and Treadwell Franklin Infrastructure Capital in a consortium with Eimskip. MISCF is a state-of-the-art multi-modal refrigerated cross dock and cold storage warehouse. The multi-temperature facility is located at the Port of Portland w/ access to Ocean, Rail + Highway transportation.

FOR FURTHER INFORMATION, PLEASE CONTACT:

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Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice.

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OFFERING PROCESS

Exclusive Representation:

McGowan Corporate Real Estate Advisors is exclusively representing Amber Infrastructure and Treadwell Franklin Infrastructure to seek a Lessee for the Maine International Cold Storage Facility. McGowan is also working in close partnership with Sterling Solutions to find customers and/or an operator.

Project Delivery:

Delivery expected Summer 2021

Transaction Guidelines:

Owner is considering a long term lease of the facility. Owner intends to engage in an open dialogue regarding any proposed terms.

All interested lessees should be prepared to share:

- Current and historic tenant financial statements
- Financial projections

Non-Disclosure / Communication:

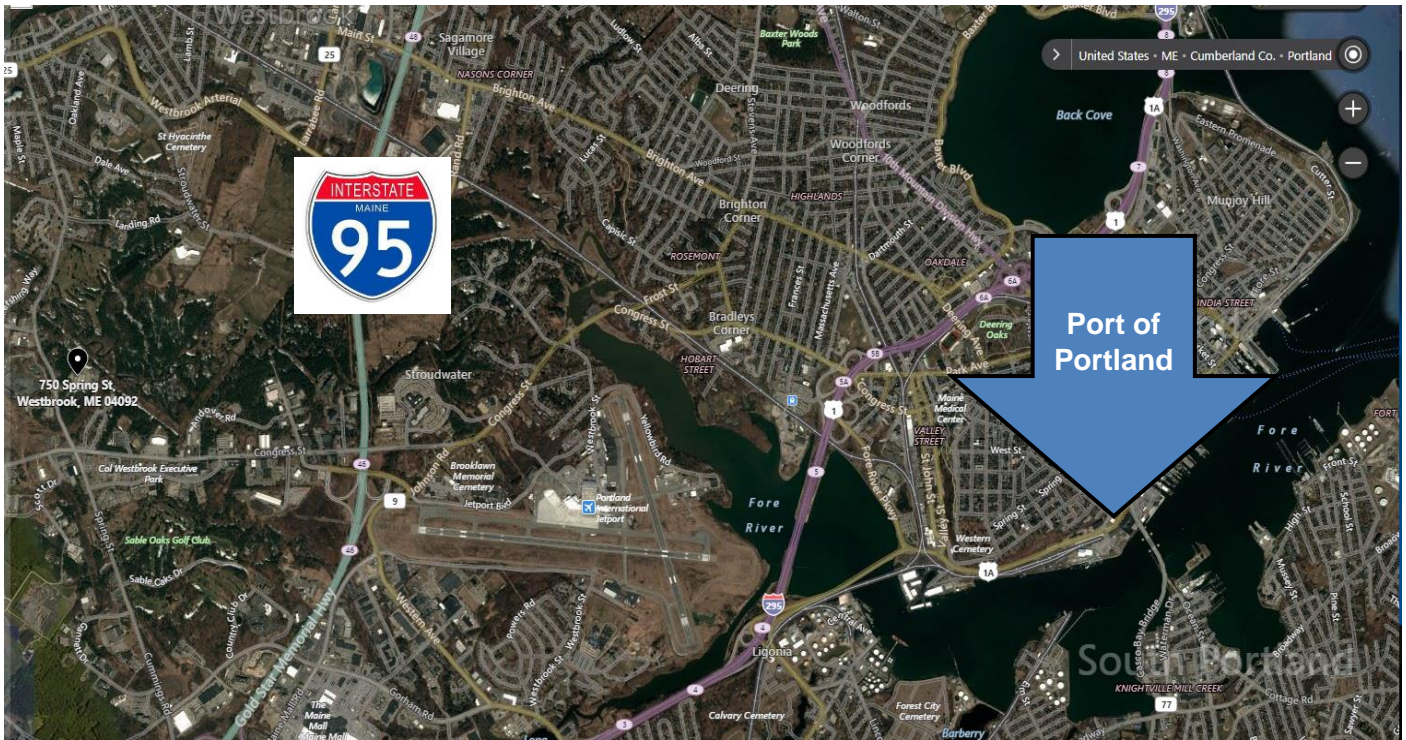
Interested parties should contact Kevin McGowan at kevin@mcgowanadvisors.com or 484-222-6900 for a non-disclosure agreement.

Any party represented by a broker will be responsible for paying the fees of their own representative.

Confidentiality:

The information contained in this document is confidential, furnished solely for the purpose of review by a prospective party considering the MISCF and is not to be used for any other purpose or made available to any other person without the expressed written consent of McGowan Corporate Real Estate Advisors or Maine International Cold Storage Facility. The material is based in part upon information supplied by Owner and in part upon information obtained by McGowan from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, their affiliates/agents or McGowan as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications.

Facility Features



Container Capabilities

- Designed to turn over 50+ loads daily
- 12 warehouse dock doors equipped with vertical dock levelers (allowing for refrigerated trailer doors to swing open into the building after the trailer is docked. This allows for cold chain integrity and a much higher level of control, safety and increased productivity)
- Spacious hospitality room to accommodate drivers
- Secured shipping yard to accommodate 12+ trailers on concrete slab spaces
- Secured entry and exits with processes allowing for driver phone app integration
- Yard management system for trailer and contents control by the dispatch office
- Yard hostlers provided for the controlled and safe movement of trailers

Warehouse Profile

- Services potentially provided: transloading, cross docking, seasonal inventory building, quick freezing, quick chilling, quick temper, etc.
- Products accommodated: fresh produce, frozen meat and poultry, ice cream, frozen baked goods, frozen seafood, bulk ingredients and related types of products
- +/- 20,000 pallet positions

Rail Capabilities

- On site access to Pan AM Railways Inter-modal yard
- Through Pan Am has national rail connectivity