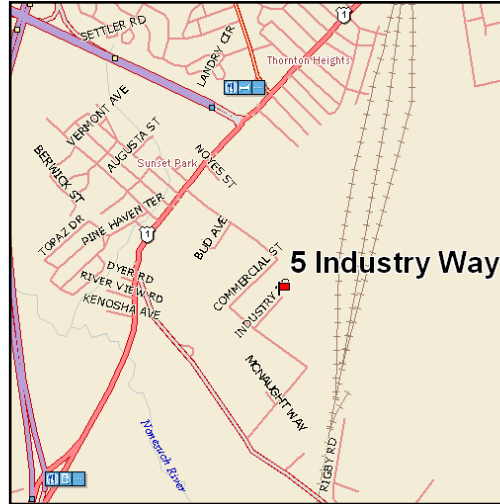
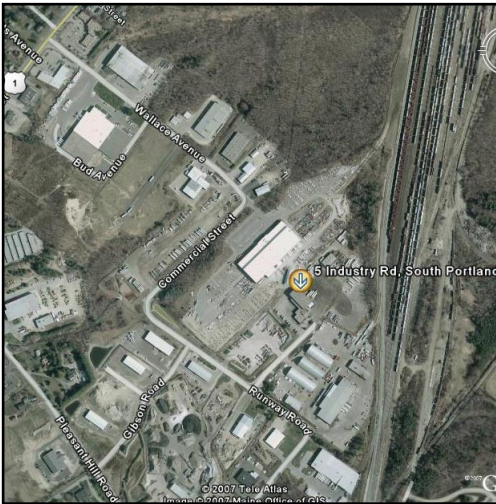


Available for Sale

5 Industry Road

South Portland, Maine



Building Size: 21,760+/- SF
Land Area: 2.16+/- acres
Building Breakdown:
Warehouse: 14,040+/- SF
Office: 7,720+/- SF
Total: 21,760+/- SF
Zoning: Industrial
Utilities: Municipal water & sewer
Sprinkler: Wet System
Building Age: Constructed in 1980
Parking: Ample paved parking; on-site

Assessor's Reference:

Map: 80A, Lot: 2A

Sale Price:

\$1,800,000

NAI The Dunham Group
Commercial Real Estate Services, Worldwide.

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.

contact information

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5 Industry Road South Portland, Maine

Available for Sale

Building Information

Office Area

1st Floor: 3,860+/- SF
2nd Floor: 3,860+/- SF

Construction: Masonry & Steel

Finishes: Sheet rocked painted walls, suspended ceilings, carpet & tile flooring (carpet recently replaced).

HVAC: Gas-fired forced hot water baseboard heat with central air conditioning.

Baths: Four (4) recently renovated

Electricity: 400 amp sub-feed from shop.

Lighting: Fluorescent

Notes: Highly efficient manufacturing/warehousing property with many upgrades and extras. Convenient location within minutes of I-295 and the Maine Turnpike.

Warehouse

Space Breakdown: 60'x154' (9,240) SF center section with 30' clear height
Two 20'x120' side sections (2,400 SF each) with 14' clear height.

Construction: Steel panel on steel frame with 4' concrete base walls.

Floors: Concrete

Floor Drains: Yes

Drive-in Doors: One (1) 14'x20' wide
Five (5) 12'x12' wide (all have been replaced within last 5 years)

Electricity: 800 Amp, 3 phase
Lighting: High pressure sodium

Heat: Gas fired radiant

Baths: Two with kitchenette

Cranes: Two (2), three (3) ton over head cranes in center section
Four (4), two (2) ton cranes in the side sections

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