

FOR LEASE

Industrial & Office Space

2,725 - 31,630± SF



1 Madison Street, South Portland

Property Highlights

- *High-bay industrial space*
- *Suited for warehouse/manufacturing/storage*
- *Exclusive use restroom & kitchenette in office*
- *Move-in condition*
- *Professionally managed property*

Property Description

We are pleased to offer 10,000 - 31,630± SF of warehouse space with 400± SF of contiguous office and 2,725± SF of second floor office space for lease at 1 Madison Street in South Portland. Spaces may be leased separately or together. Madison Street is located off Broadway just before Bug Light Park in a convenient South Portland location on the Eastern Trail.

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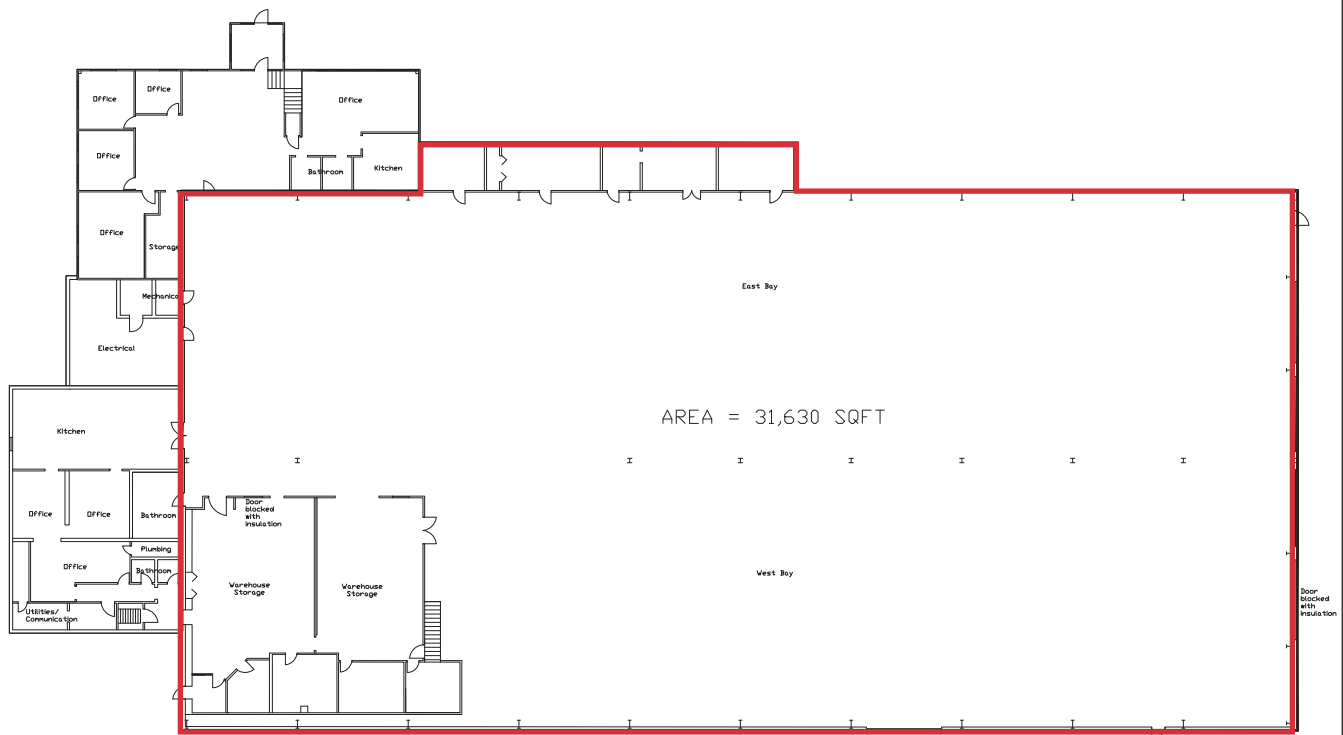
Property Overview

Building Size	39,860± SF
Assessor's Reference	Map 6, Lot 206
Zoning	Shipyard District
Available Space	10,000 - 31,630± SF - warehouse/manufacturing space 2,725± SF - second floor office space
Building Construction	Steel frame with metal siding
Roof	Metal and rubber membrane
Electricity	5000 Amp, 480 volt, 3-phase
Lighting	Parabolic fixtures and LED
Heat	Warehouse : natural gas-fired FHA and central HVAC in office Office : Mini Split HVAC
Utilities	Warehouse: Tenant to pay for its utilities Office: All utilities are included in base rent 2" natural gas line, municipal water and sewer
Sprinkler	Yes
Overhead Doors	One (1) operational 17' x 20' OHD
Ceiling Height	Warehouse: 25'9" - 30"
Bathrooms	One (1) exclusive use in each space
Kitchenette/Breakroom	One (1) in each space
Parking	Free, on-site parking per highlighted site plan
Signage	Facade signage

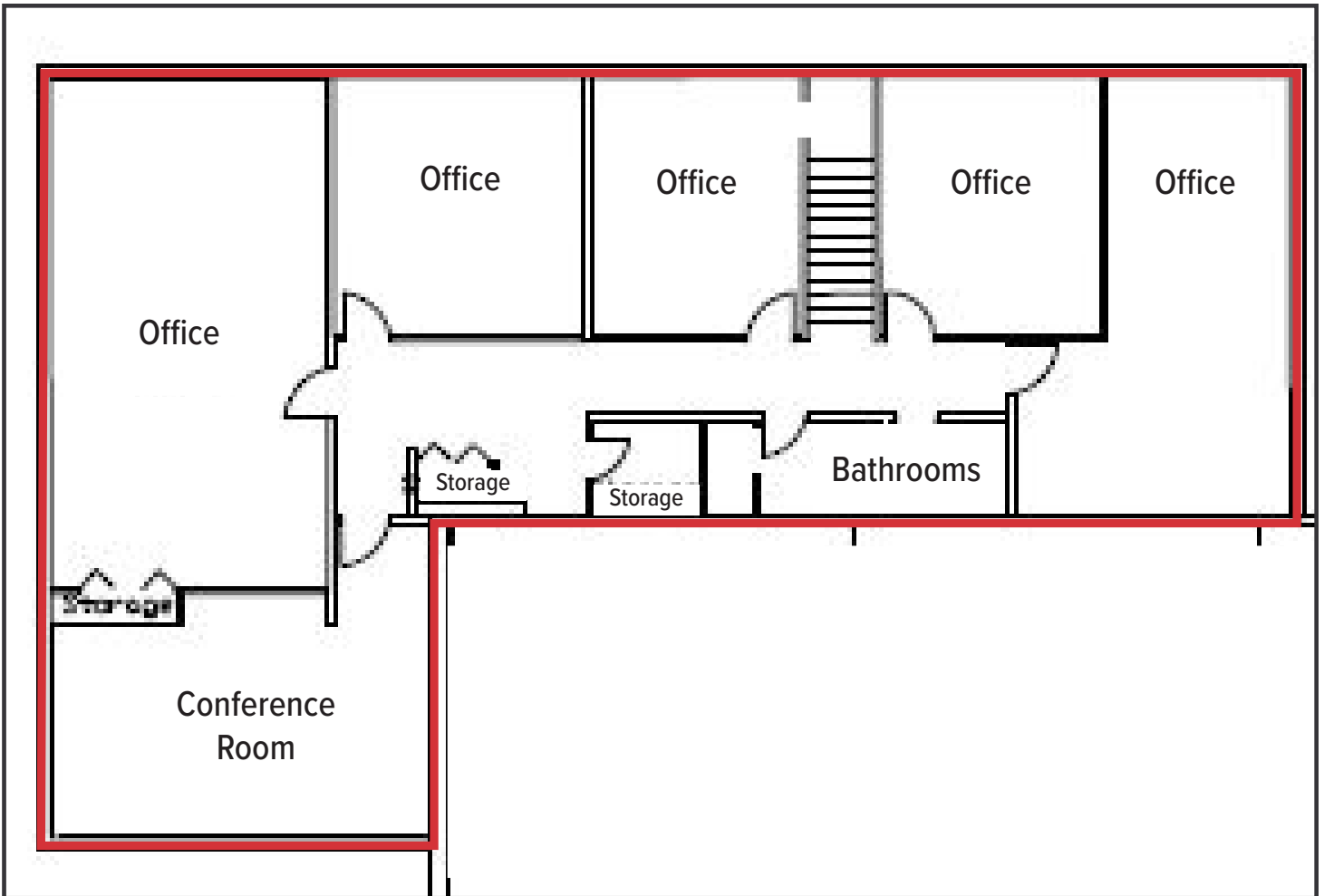
OFFICE : \$15.00/SF MG
INDUSTRIAL : \$10.00/SF NNN - NNN's: \$2.18/SF

Miscellaneous

- Exhaust fans for ventilation
- Exterior pole lighting in parking lot
- Tractor trailer access to loading doors
- Excellent signage opportunities



1 FIRST FLOOR PLAN
 GROSS SF - 37,145 SF
 OFFICE - 5,515 SF
 WAREHOUSE - 31,630 SF



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.