

For Lease  
Mixed-Use | Cannabis Friendly  
15,000-30,000± SF



# 1 Runway Road

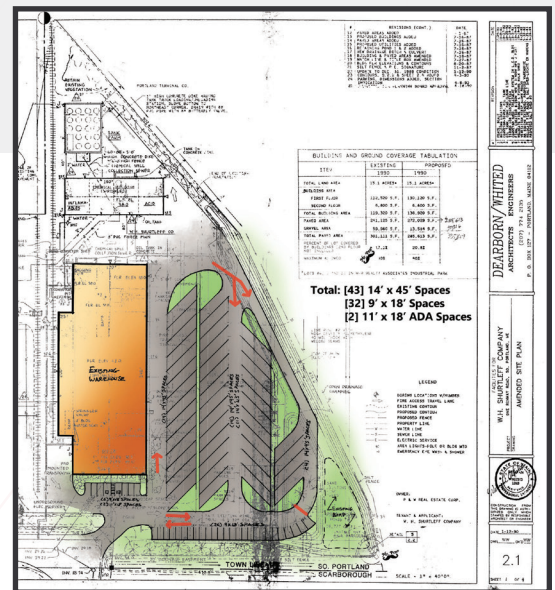
South Portland, ME 04106

## Property Highlights

- Cannabis Friendly (see broker for pricing)
- 15 total loading docks and 8 drive-in doors
- Rail siding with 3 doors
- Clear heights of 20'-24'±
- Recently updated - Available February 2020

## Property Description

We are pleased to offer a two building office and warehouse property for lease at 1 Runway Road in South Portland. The Runway Road property is located between US Route 1 and Pleasant Hill Road and is approximately two miles from Maine Turnpike Exit 45 (I-95) and I-295.



## Broker Contact

TC Haffenreffer

207.773.7100

tc@dunhamgroup.com

www.dunhamgroup.com

## Property Overview

Owner	One Runway Road, LLC
Lot Size	7.05± acres (to be subdivided from 12.93± acre parcel)
Assessor's Reference	Map 80A, Lot 5
Deed Reference	Book 31420, Page 230
Taxes	\$70,710.70 (2018-2019)
Zoning	Non-Residential Industrial (INR)
Electrical	480 Volt, 3-phase 1,000 Amp
Parking Spaces	Ample paved parking on-site

## Building 1

Building Size	7,200± SF - 1 <sup>st</sup> Floor office space 4,500± SF - 2 <sup>nd</sup> Floor office space 2,400± SF - 1 <sup>st</sup> Floor office for warehouse space <del>Space 1 - 21,130± SF : Leased</del> Space 2 - 17,410± SF : Available
Year Built	1982 - Renovated 2020
Ceiling Height	20 - 24'±
Drive-in Door	One (1) 20'×14' & One (1) 12' x 14' drive-in overhead doors
Loading Docks	Fifteen (15) 8'×8' on truck side
Rail Siding	Covered platform with three (3) 8'×10' overhead doors
HVAC	Four (4) electric heat pumps and four (4) zones in office areas
Flooring	Concrete with new floor drains
Utilities	Municipal water and sewer
Sprinkler System	Dry system

## Building 2

Building Size	9,725± SF (approximately 60'×160')
Ceiling Height	20'±
Drive-in Doors	Three (3) drive-in overhead on each side
Heat	Gas-fired FHA
Floor Drains	Capped and sealed

LEASE PRICE : \$6.50-\$7.00/SF NNN

# 1 Runway Road

