

For Lease  
Mixed-Use | Cannabis Friendly  
30,000-59,665± 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 sale or 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

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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
Parking Spaces	Ample paved parking on-site

## Building 1

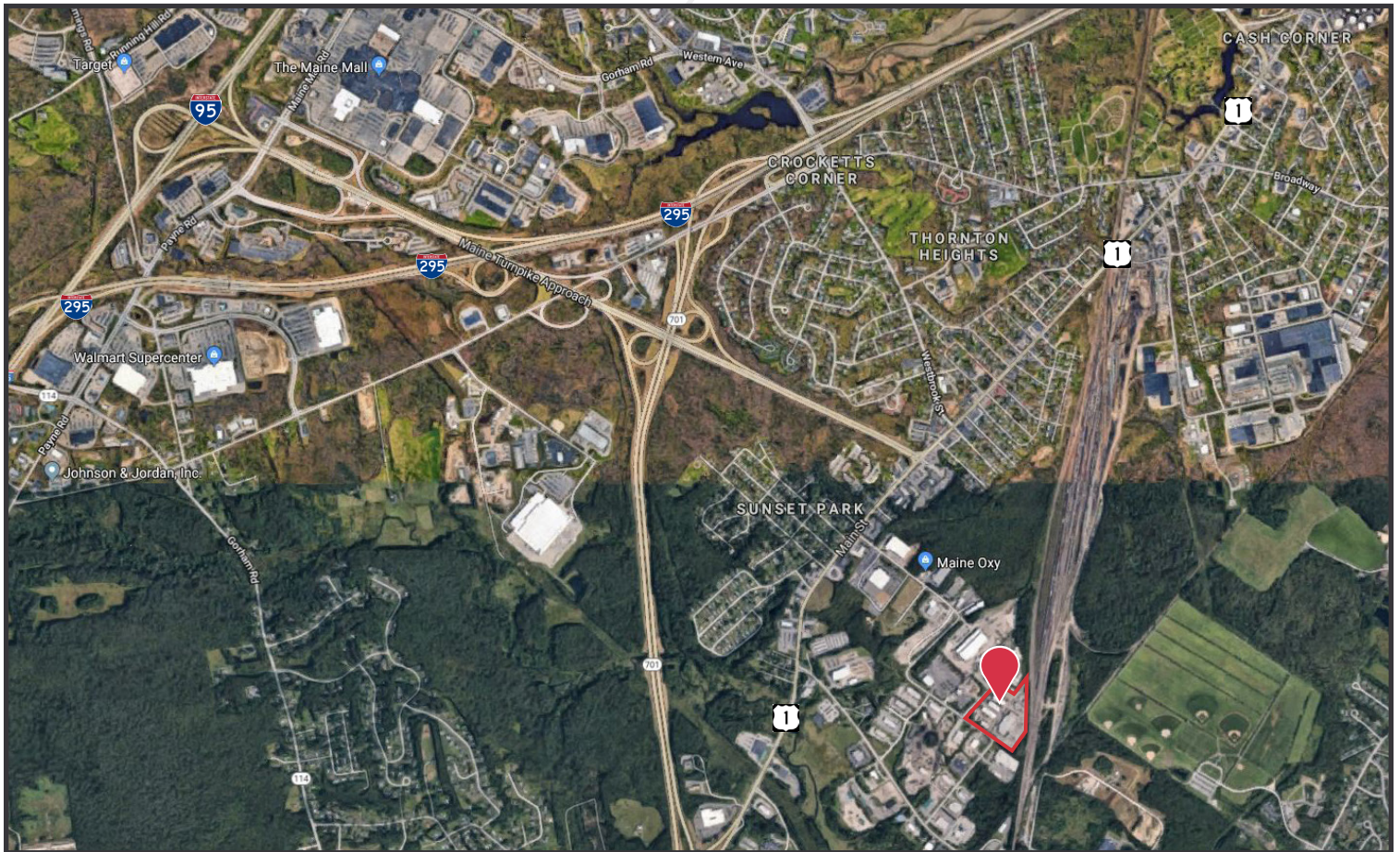
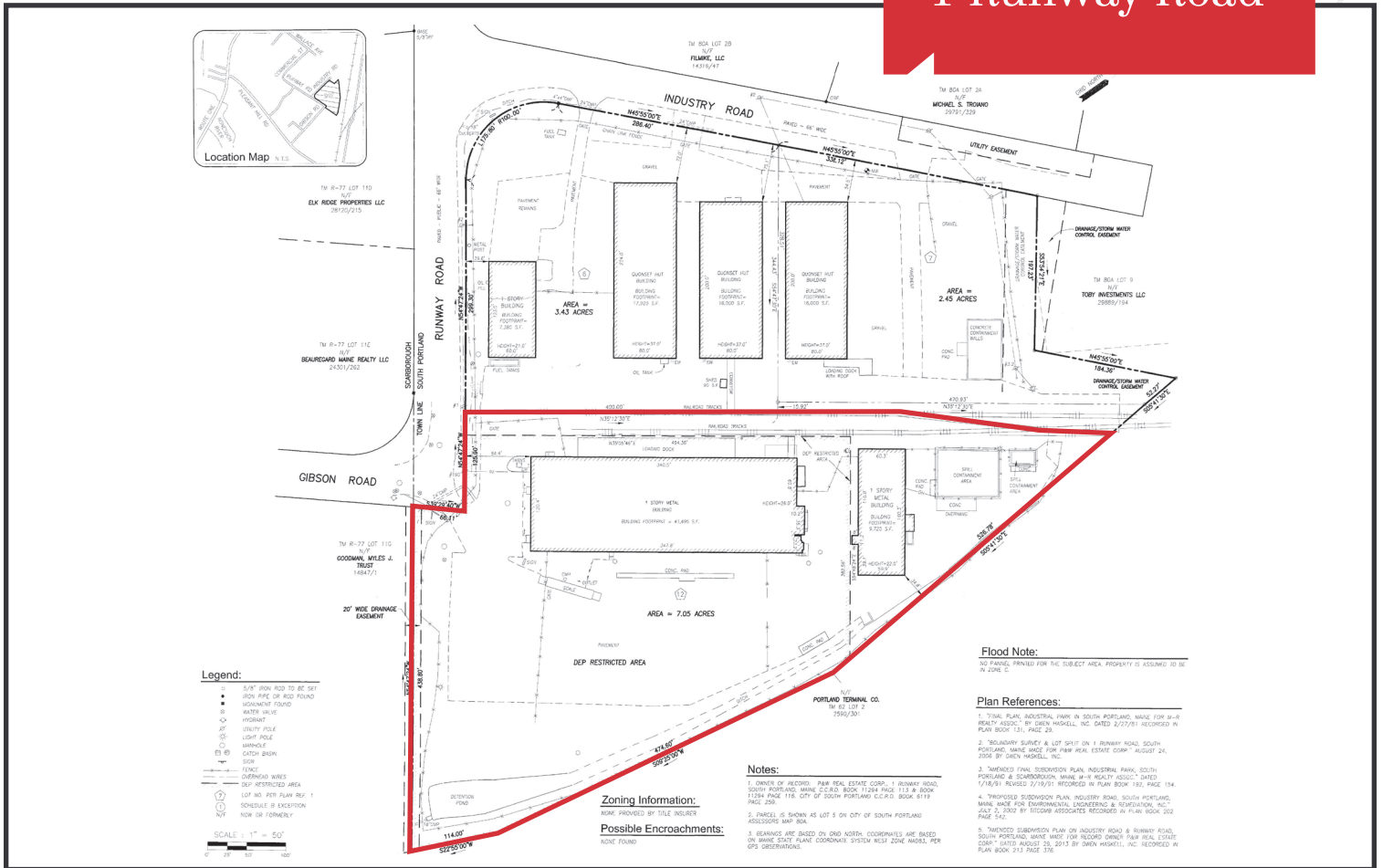
Building Size	7,200± SF - 1 <sup>st</sup> Floor office space 4,500± SF - 2 <sup>nd</sup> Floor office space 2,400± SF - 1 <sup>st</sup> Floor office for warehouse space 35,840± SF - Warehouse space 49,940± SF Total
Year Built	1982
Ceiling Height	20 - 24'±
Drive-in Door	One (1) 20'x14' & One (1) 12' x 14' drive-in overhead doors
Loading Docks	Fifteen (15) 8'x8' on truck side
Rail Siding	Covered platform with three (3) 8'x10' 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

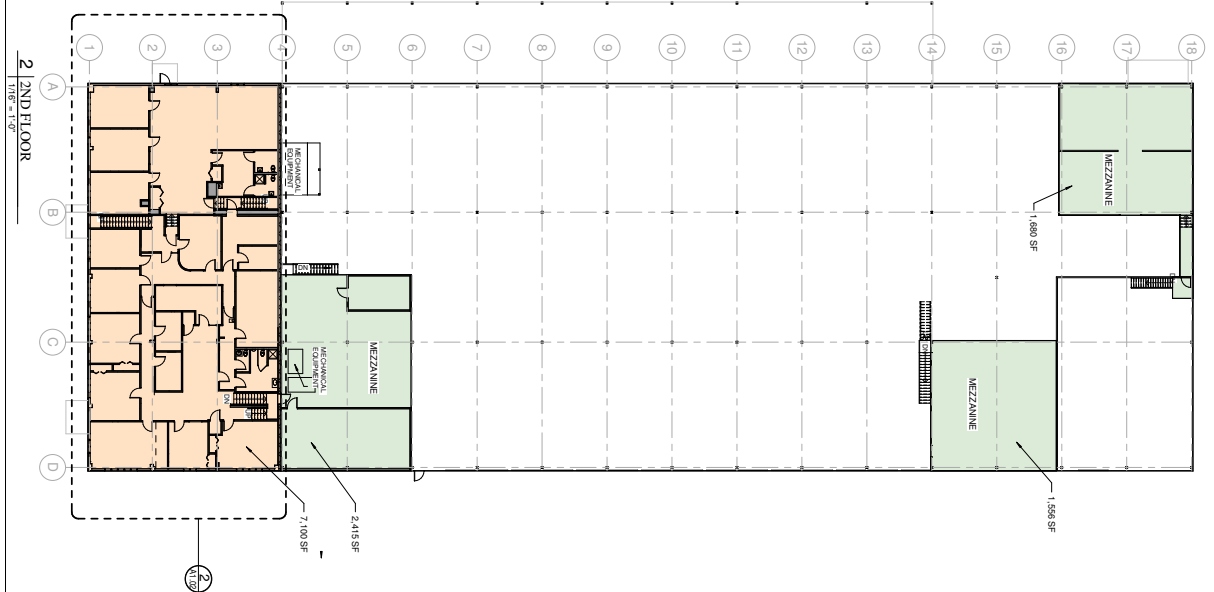
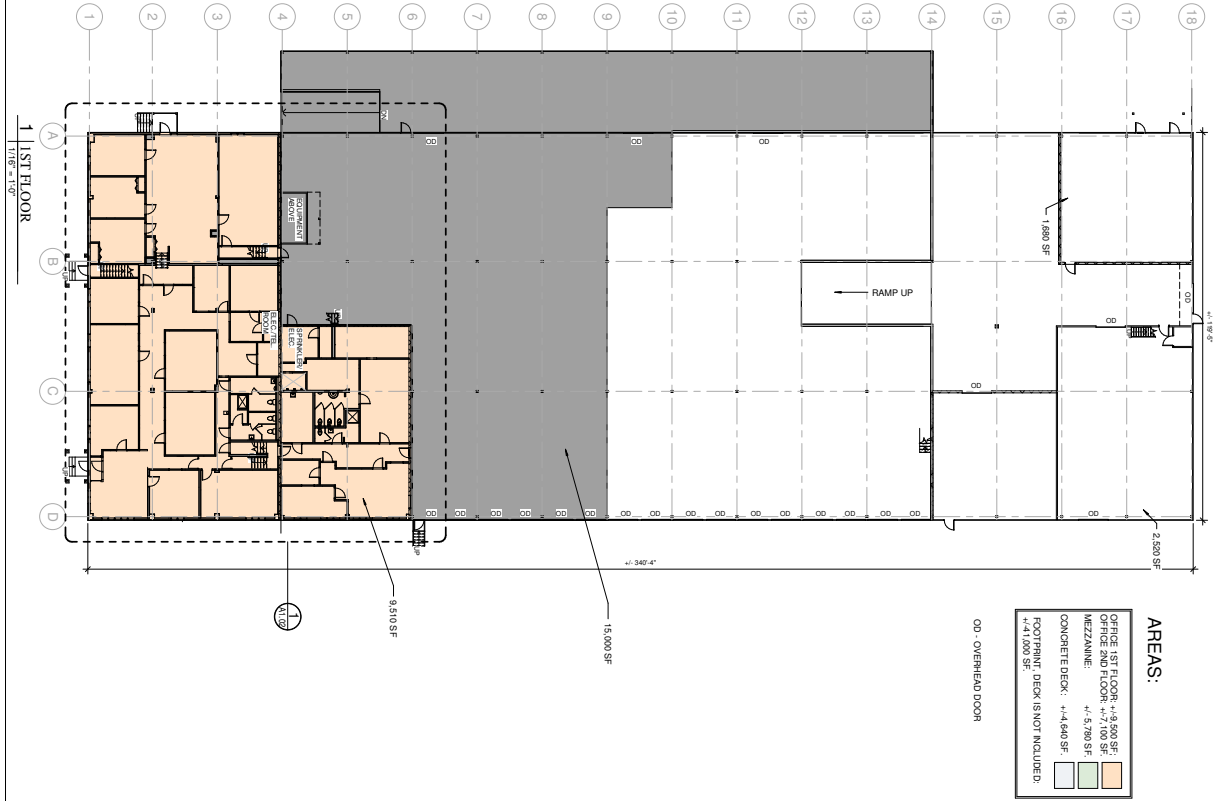
Building Size	9,725± SF (approximately 60'x160')
Ceiling Height	20'±
Drive-in Doors	Three (3) drive-in overhead on each side
Heat	Gas-fired FHA
Floor Drains	Capped and sealed

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

# 1 Runway Road



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A1.01	Date: 8-22-2019	Scale: As indicated	Revisions:	Project: 1 Runway Road	Architect: <b>ARCHETYPE</b> Architects 48 Union Wharf Portland, Maine 04101 (207) 772-8022 ARCHETYPE@ARCHETYPEPA.COM	Consultant:	Prepared For:
	FLOOR PLANS				South Portland, ME		