

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



1 Runway Road

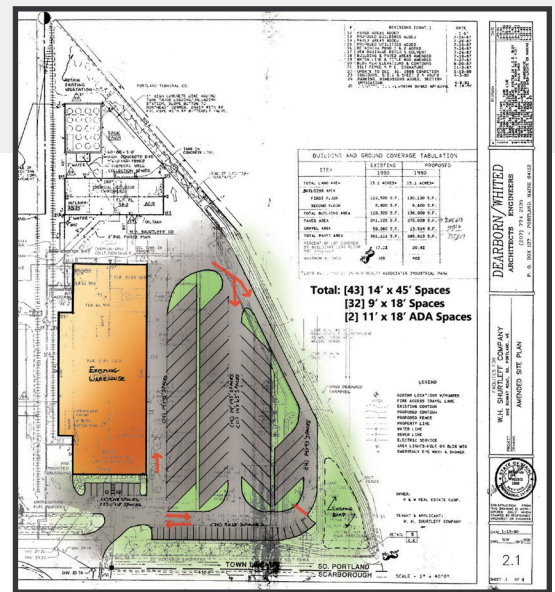
South Portland, ME 04106

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

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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

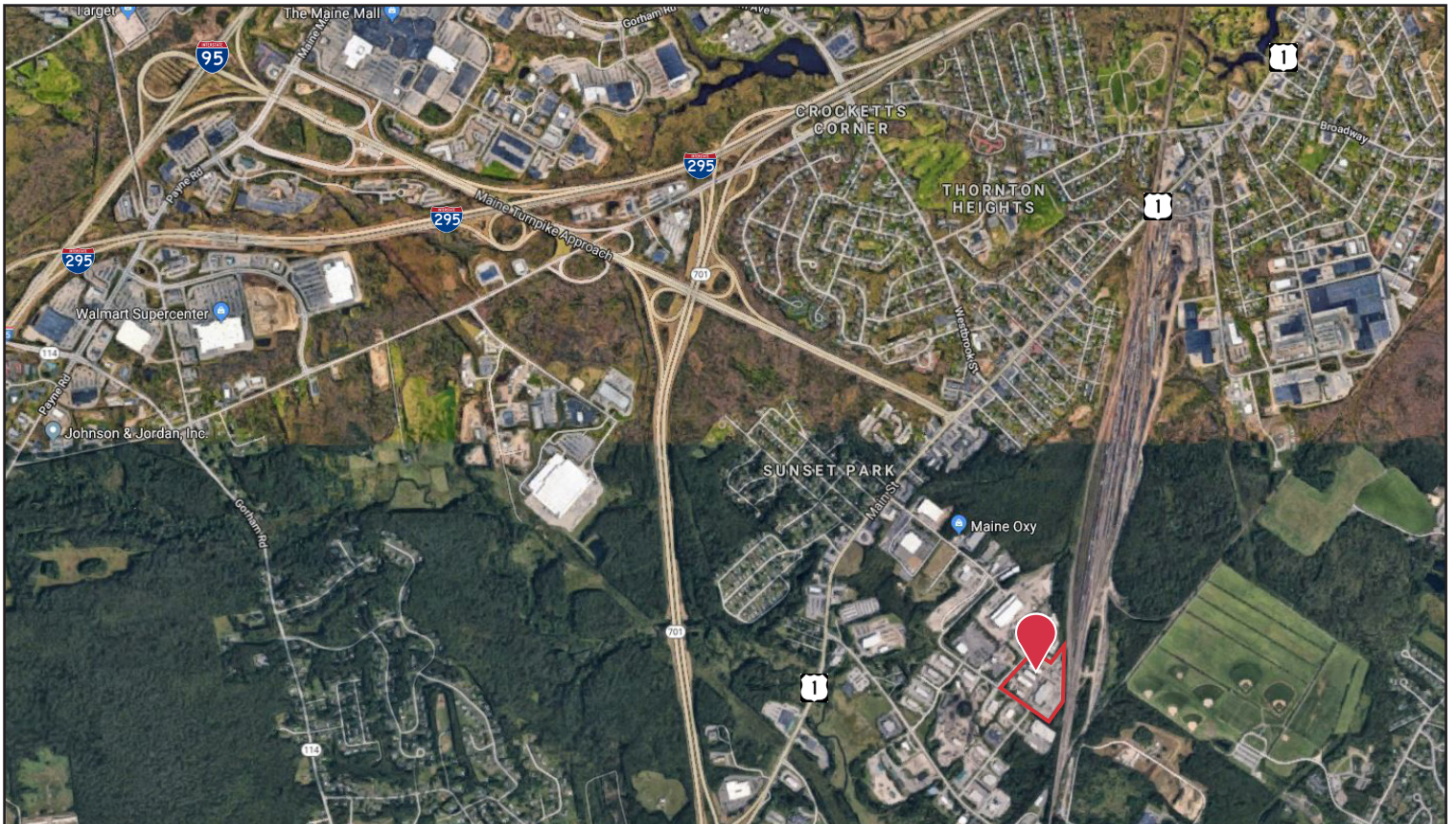
Building Size	7,200± SF - 1 st Floor office space 4,500± SF - 2 nd Floor office space 2,400± SF - 1 st Floor office for warehouse space Space 1 - 21,130± SF : Leased Space 2 - 17,410± SF : Available
Year Built	1982 - Renovated 2020
Ceiling Height	20 - 24'±
Drive-in Door	One (1) 20'×14' & One (1) 12' 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

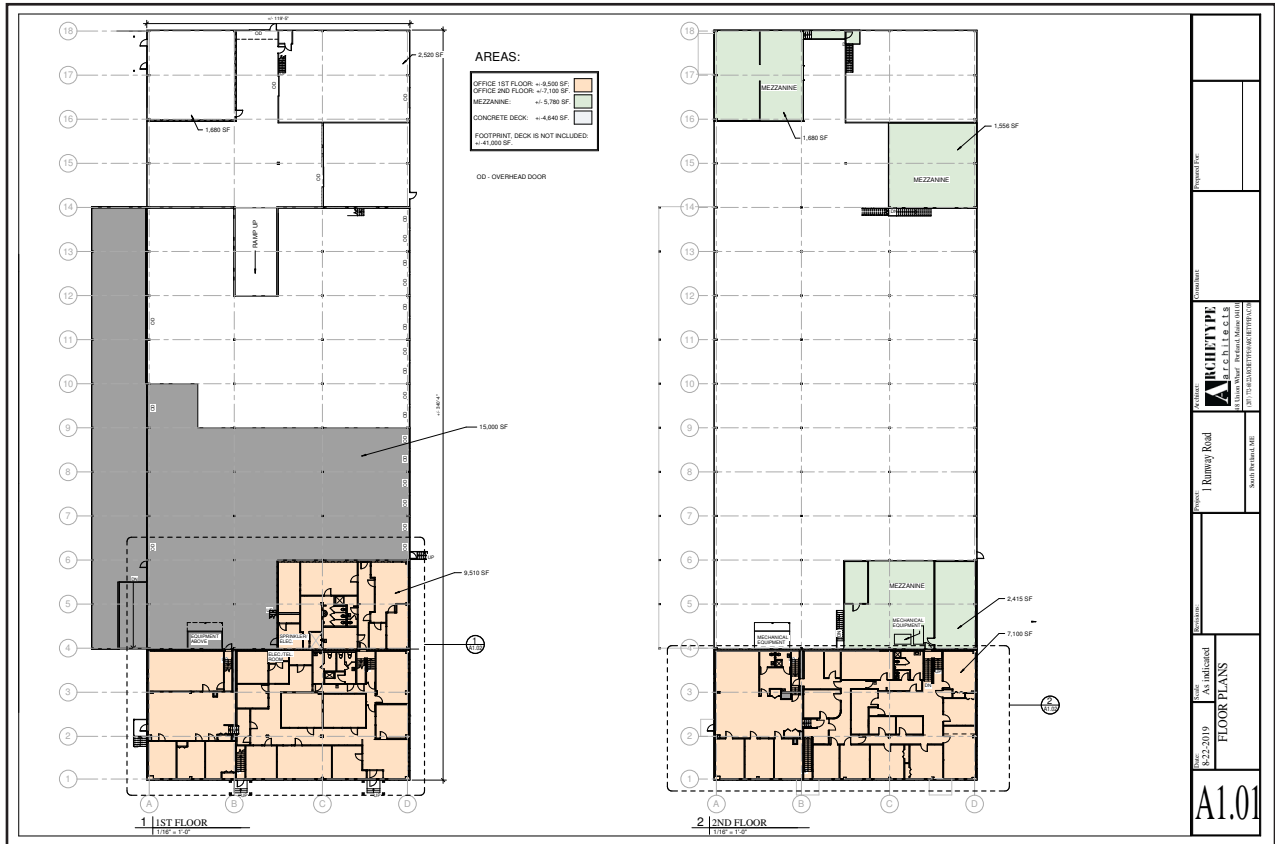
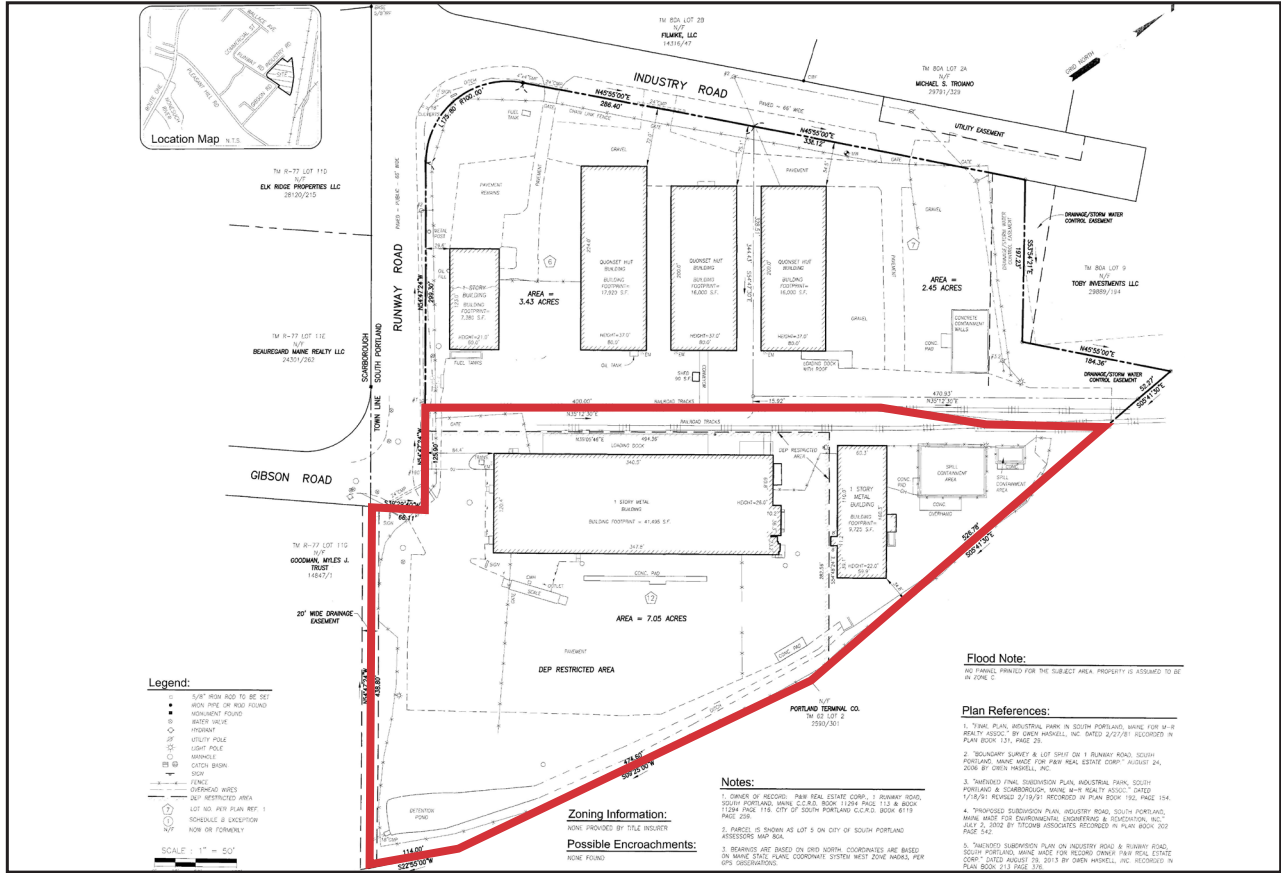
Building Size	9,725± SF (approximately 60'×160')
Ceiling Height	20'±
Drive-in Doors	Three (3) drive-in overhead on each side
Heat	Gas-fired FHA
Floor Drains	Capped and sealed

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

1 Runway Road



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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.