

# FOR LEASE

Industrial/Flex

2,500 - 7,200± SF



## 1 Runway Road, South Portland - Bldg 2

### Property Highlights

- *Cannabis friendly*
- *Available March 1, 2022*
- *Ample lay down/outdoor storage*



### Property Description

We are pleased to offer 2,500 - 7,200± SF of industrial/flex space for lease at 1 Runway Road in South Portland. The 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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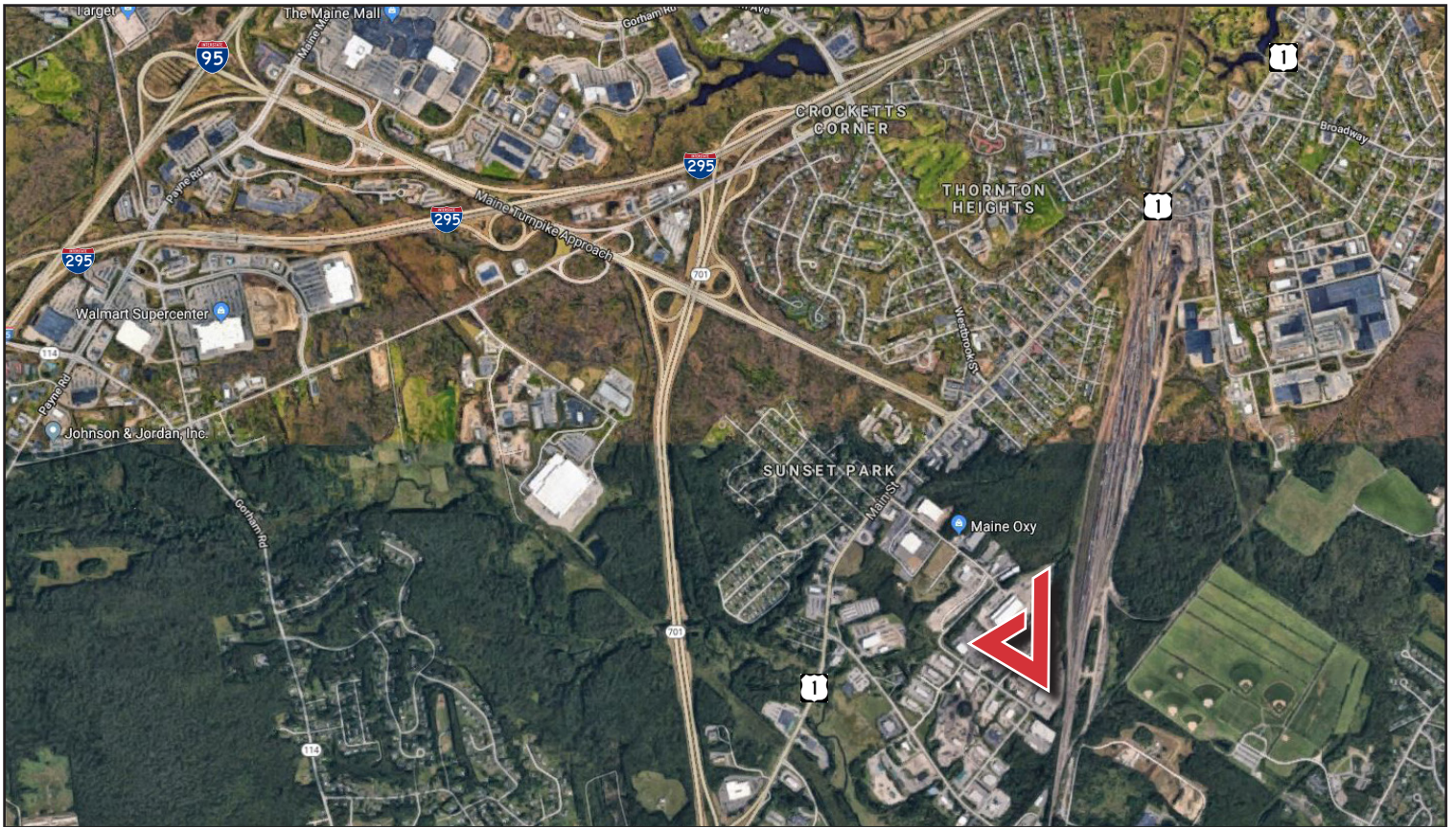
## Property Overview

Owner	M&M Ventures, LLC
Building Size	9,600± SF
Available Space	2,500 - 7,200± SF
Lot Size	6.59± acres
Assessor's Reference	Map 80, Block A, Lot 5A
Zoning	DZ
Year Built	1977
Recent Updates	Bathrooms added in 2020. Landlord will be replacing bottom 8' of metal siding and paving parking lot in front of available space in 2022.
Construction	Metal
Roof	Metal
Siding	Metal
Flooring	Concrete slab
Utilities	Municipal water and sewer
Ceiling Height	21'
Loading Dock	None
Drive-in OHDs	Four (4), 2 in the front and 2 in the back
Heating	Propane hot air blowers
Electrical	100 Amp/480 Volt. Electrical infrastructure is at the end of the main building. Tenant could extend that at their own cost.
Lighting	Fluorescent
Sprinkler System	None
Bathrooms	One (1) private, one (1) shared with neighboring tenant
Parking	6-8 spaces in the front with room along the side and plenty of laydown in the rear of the building for parking, if needed. Additional laydown on-site is available for additional cost.

**FOR LEASE : \$10.00/SF NNN - \$14.00/SF NNN (cannabis)  
NNN Expenses: \$2.00/SF**



# 1 Runway Road



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.