

# FOR LEASE

## Warehouse/Showroom

6,204± SF | \$11.00/SF NNN



## 1004 Congress Street, Portland

### Property Highlights

- *Close proximity to Maine Medical Center*
- *Less than 1-mile from I-295*
- *Convenient to Downtown Portland*
- *Available December 2024*



### Property Description

We are pleased to offer 6,204± SF of warehouse/showroom space for lease at 1004 Congress Street, Portland. Unique opportunity to lease a free standing building with on-site parking. The property offers free, paved parking on-site for 25± vehicles.

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## Property Overview

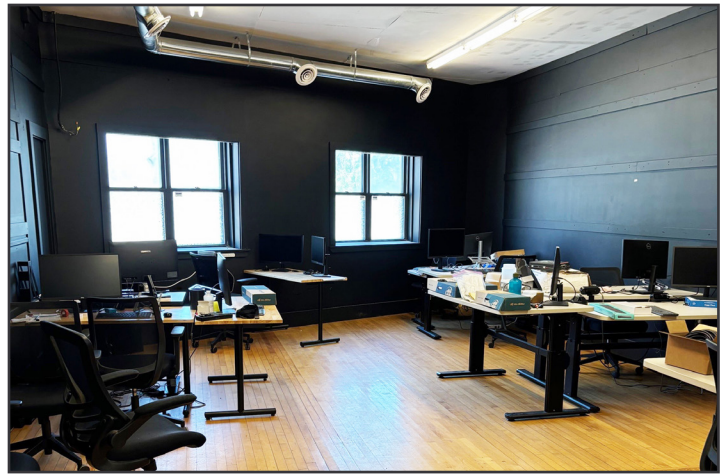
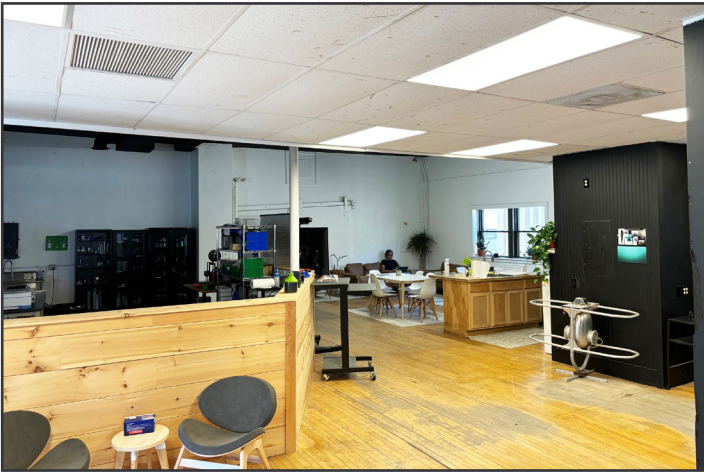
Available Space	6,204± SF
Site Size	0.27± acres
Assessor's Reference	Map 76, Block A, Lot 33
Zoning	Business Community (B2)
Building Construction	Brick facade, wood framed
Roof	Flat, rubber membrane
Layout	Three (3) offices, Two (2) large open areas, Two (2) restrooms, and One (1) kitchenette
Ceiling Height	12'± - in warehouse area
Flooring	Hardwood and concrete
Overhead Door	One (1) 10' x 10'
HVAC	Three (3) roof top, natural gas fired units serving the building
Electrical	3-phase, 480 volts
Lighting	LED
Parking	Paved, on-site, free, 25± spaces
Signage	Excellent signage potential on bulding facade

**FOR LEASE : \$11.00/SF NNN**  
**NNN Expenses : \$5.25/SF**





# 1004 Congress Street



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.