

FOR LEASE

Industrial Space

2,000± SF | \$2,500.00/Month



1021 Ocean Avenue, Portland

Property Highlights

- Close proximity to US Route 1 and I-295
- One (1) 10'x10' overhead door
- Single interior office with mezzanine storage



Property Description

We are pleased to offer for lease 2,000± SF of flex space at 1021 Ocean Avenue in Portland. Conveniently located at the intersection of Presumpscot Street and Ocean Avenue and 1.5± miles from I-295 Exit 9.



Broker Contact

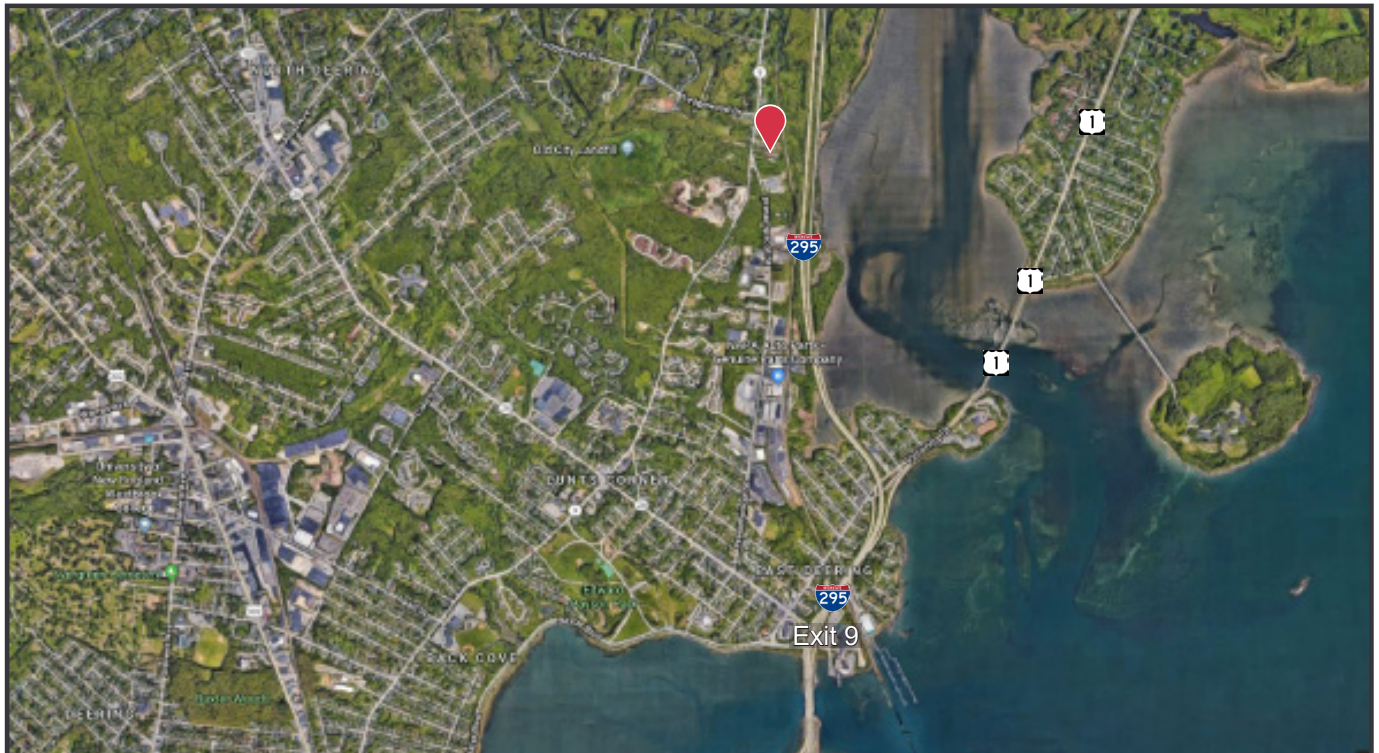
Sam LeGeyt, SIOR

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Property Overview

Building Size	11,040± SF
Assessor's Reference	Map 415, Block B, Lot 4 & Map 419, Block A, Lot 4
Available Space	2,000± SF
Building Age	1992
Utilities	Municipal water and sewer
Heat	Propane FHA (brand new)
Electrical	Single phase (100 Amps)
Lighting	LED fixtures (brand new)
Overhead Door	One (1) 8'x10' OHD
Ceiling Height	12'±
CAMs	Landlord is responsible for water, sewer, taxes and insurance. Tenant is responsible for heat and electric.
Available	November 15, 2024

FOR LEASE : \$2,500.00/MONTH



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.