

For Lease  
Industrial Space  
960± SF

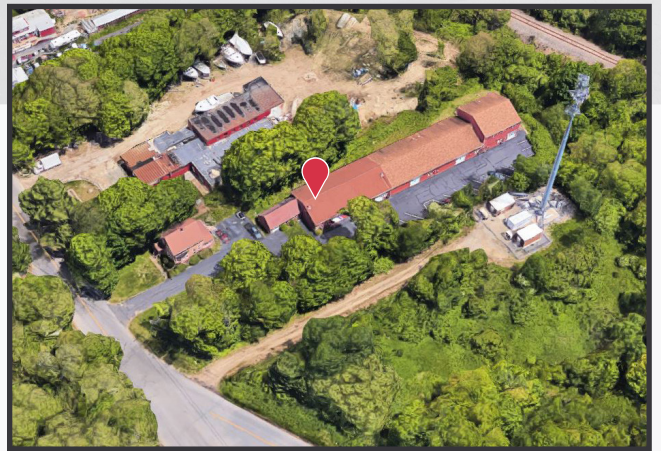


## 1021 Ocean Avenue

Portland, ME 04103

### Property Highlights

- Close proximity to US Route 1 and I-295
- One (1) 8'x10' overhead door
- Excellent flex space in proximity to the Peninsula



### Property Description

We are pleased to offer for lease 960± 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

207.773.7100

sam@dunhamgroup.com

www.dunhamgroup.com

## Property Overview

Building Size	11,040± SF
Assessor's Reference	Map 415, Block B, Lot 4 & Map 419, Block A, Lot 4
Available Space	960± SF
Building Age	1992
Utilities	Municipal water and sewer
Heat	Oil fired FHA
Electrical	Single phase
Overhead Door	One 8'x10' OHD
Ceiling Height	12'±
CAMs	Landlord is responsible for water, sewer, taxes and insurance. Tenant is responsible for heat and electric.

**FOR LEASE : \$1,200/month MG**  
**Tenant responsible for heat and electric.**

