

FOR LEASE

Industrial Flex Space

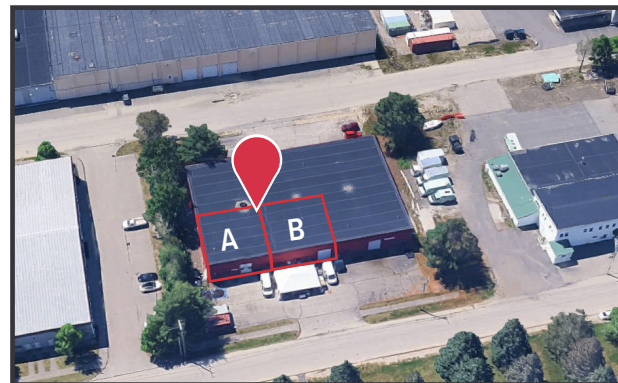
1,875 - 3,750± SF | \$2,350/month MG



130 Thadeus Street, South Portland

Property Highlights

- Close proximity to Downtown Portland, Route 1, and Maine Turnpike I-95/I-295
- One (1) OHD per suite



Property Description

Flexible industrial space available in South Portland with two 1,875± SF suites that can be combined for up to 3,750± SF. Each unit features an overhead door, man door, and private restroom, making it ideal for contractors or service businesses. Conveniently located just minutes from I-295 and Downtown Portland, this space offers excellent accessibility and functionality at a competitive rate of \$2,350/month MG per suite.

TC Haffenreffer

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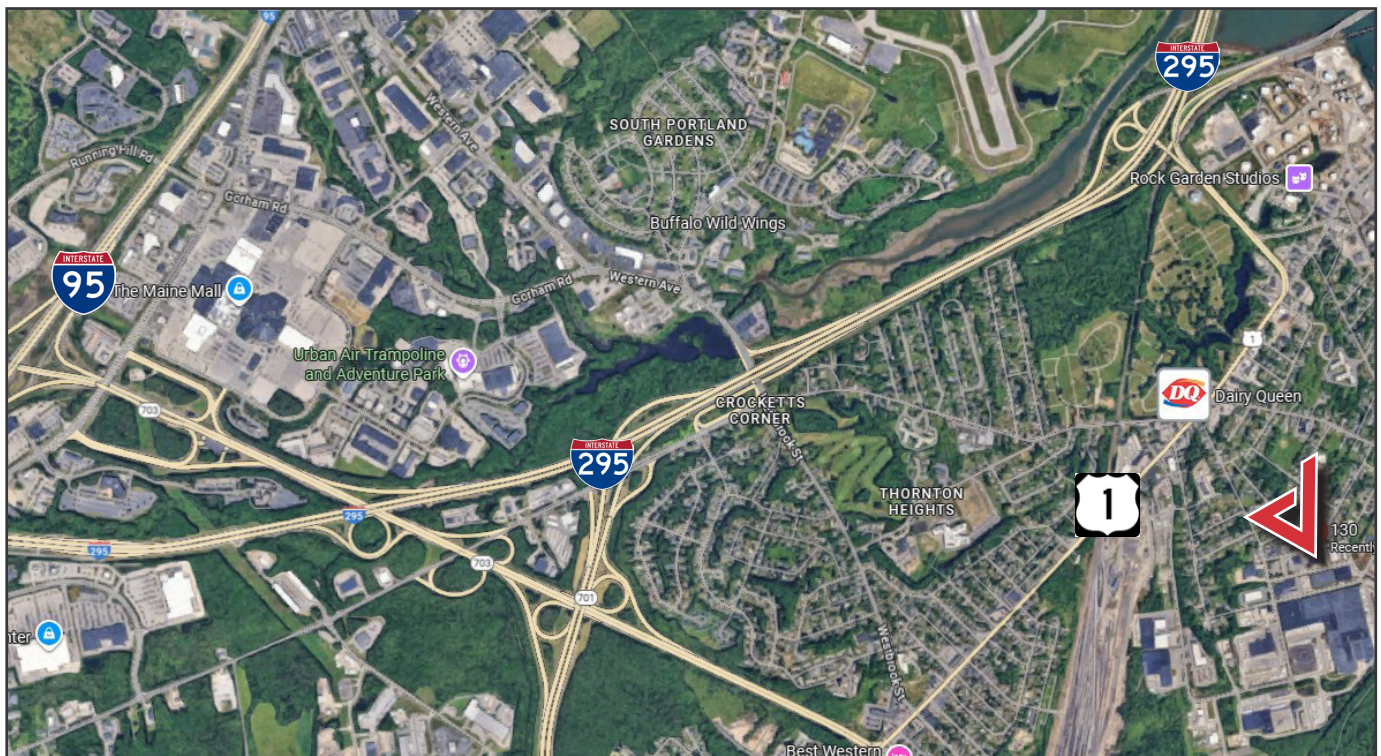
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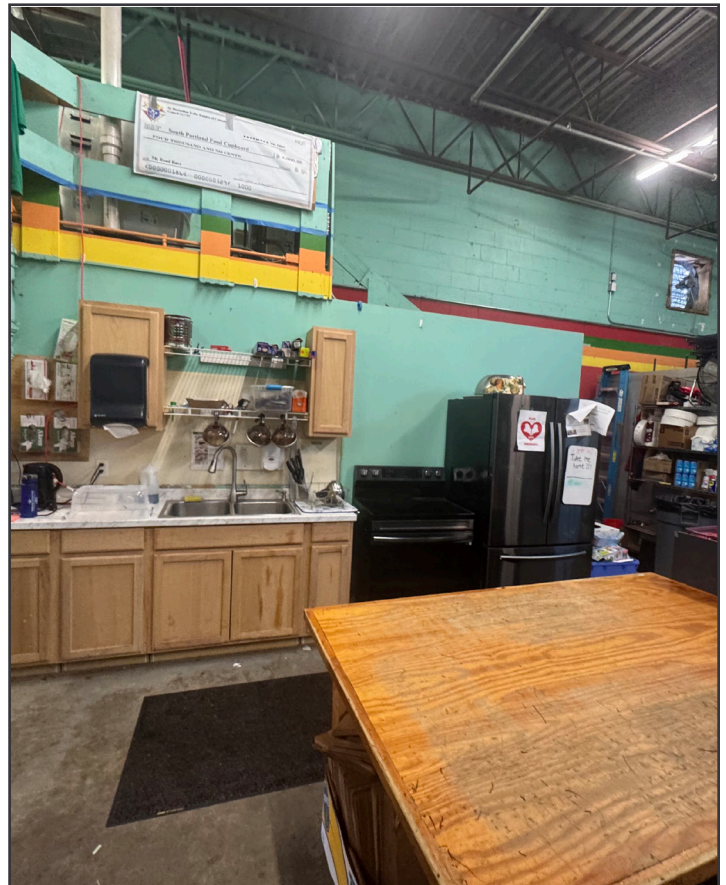


Property Overview

Landlord	One Duval Properties, Inc.
Building Size	15,200± SF
Available Space	Two (2) 1,875± SF suites
Zoning	Non-Residential Industrial (INR)
Assessor's Reference	Map 040, Lot 102A
Building Construction	Masonry block
Roof	EPDM
Drive-in OHDs	Two (2) - One (1) per suite
HVAC	Natural gas, hung units
Sprinkler System	Yes, dry system
Bathrooms	Two (2) - One (1) per suite

FOR LEASE : \$2,350/month MG





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.