For Lease **Industrial Space** 2,500± SF | \$12.00/SF NNN

Highbay Industrial Space

135 Walton Street Portland, Maine

Property Highlights

- Located on the corner of Walton Street and Canco Road
- Former Izzy's Cheesecake
- Full hood in place

Property Description

We are pleased to offer the former Izzy's Cheesecake space for lease. Encompassing 2,500±SF with a small retail space, a private office, and a large production space with direct access to a loading dock. Currently built out for food production, this space offers a great turnkey option for food users. All FF&E can be negotiated.

Broker Contact Sylas Hatch Tom Moulton, CCIM, SIOR shatch@dunhamgroup.com tmoulton@dunhamgroup.com



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135 Walton Street

Property Overview

Building Size	56,018± SF
Lot Size	2.8± acres
Assessor's Reference	Map 142, Block I, Lot 1
Real Estate Taxes	\$34,488.68 (2017-2018)
Zoning	Industrial Moderate (IM)
Available Space	2,500± SF
Construction	Steel frame, metal siding/masonry siding
Roof	Flat, rubber membrane
Flooring	Concrete slab
Utilities	Municipal water and sewer
HVAC	Natural gas FHA
Electric	400 Amp
Loading Docks & OHDs	One (1) OHD
Bathroom	One (1) in suite
Sprinkler System	Wet system
Parking	Ample on-site
Additional FF&E from Izzy's Available:	Walk-in freezer & fridge Packaging/Labeling Equipment Mixers Ovens Racking Etc.

FOR LEASE : \$12.00/SF NNN NNN Expenses : \$2.08/SF



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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.