

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

## 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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