

For Sublease  
Industrial Space  
4,042± SF | \$9.00/SF NNN



## Highbay Industrial Space

135 Walton Street  
Portland, Maine

### Property Highlights

- Located on the corner of Walton Street and Canco Road
- 22' clear height
- Available Immediately
- One 10' x 10' overhead door



### Property Description

We are pleased to offer this 4,042± SF high bay industrial space for lease at 135 Walton Street. The space offers ample parking, 22' ceiling heights and one overhead door. Ideally located with easy access to all of Portland.

### Broker Contact

Sam LeGeyt

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## 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	Unit J - 4,042± SF
Construction	Steel frame, metal siding
Roof	Flat, metal
Flooring	Concrete slab
Utilities	Municipal water and sewer
Electric	3-phase, 400 amps
HVAC	Natural gas FHA
OHDs	One (1) 10' x 10'
Bathroom	One (1) in suite
Sprinkler System	Wet system
Parking	Ample on-site
Available	Immediately

**FOR LEASE : \$9.00/SF NNN**  
**NNN Expenses : \$2.08/SF**





# 135 Walton Street

