

# FOR LEASE

## Industrial Flex

6,986± SF | \$12.00/SF NNN



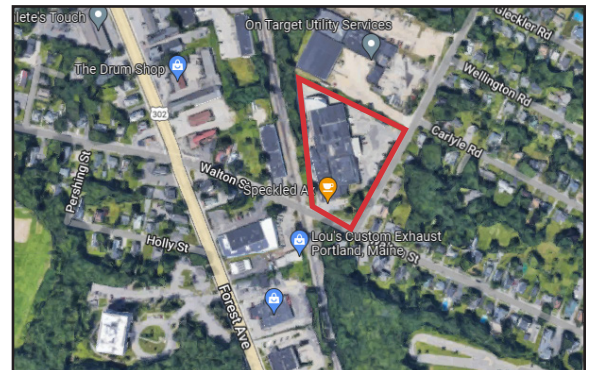
## 135 Walton Street - Unit F, Portland

### Property Highlights

- *Turnkey cannabis grow space*
- *FF&E can be included*
- *Zoned for adult use*

### Property Description

We are pleased to offer this turnkey cannabis grow space for lease. Currently licensed for medical dispensary cultivation however the space is zoned for adult use making for an easy transition if desired. Full list of fixtures available upon request.



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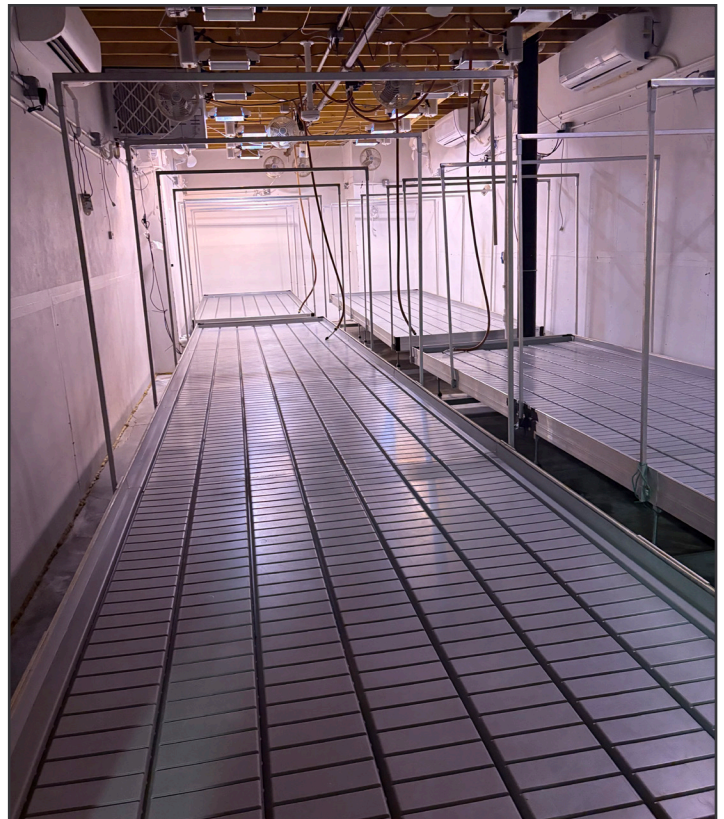
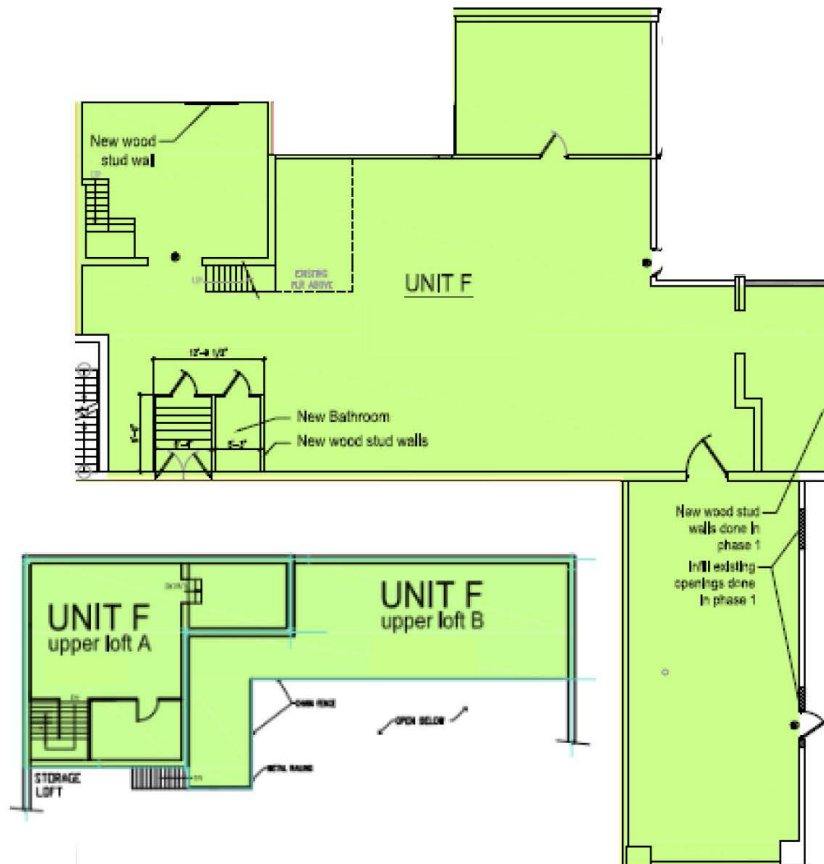
## Property Overview

Owner	135 Walton Street, LLC
Assessor's Reference	Map 142, Block I, Lot 1
Deed Reference	Book 32279, Page 165
Building Size	56,018± SF
Lot Size	2.8± acres
Available Space	6,986± SF
Zoning	IM
Year Built	1946
Construction	Masonry
Roof	Flat EPDM
Flooring	Concrete
Utilities	Public water/sewer, natural gas
HVAC	Roof mounted HVAC
Electrical	Submetered, 3 Phase, 175 Amp
Loading Dock	One (1)
Sprinkler System	Yes
Bathroom	Yes
Parking	On-site, paved

**FOR LEASE : \$12.00/SF NNN**

**NNN EXPENSES : \$3.00/SF**





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.