

# FOR LEASE

## Industrial Space

16,239± SF | \$12.00/SF NNN



## 135 Walton Street - Units I & C, Portland

### Property Highlights

- Located on the corner of Walton Street and Canco Road
- 16' - 24'± clear height
- Five (5) dock high loading doors
- 50' x 100' clear span space. Ideal for indoor sports, recreation, distribution or warehousing



### Property Description

We are pleased to offer this 16,239± SF climate controlled, high bay warehouse space for lease at 135 Walton Street. The space offers ample parking, 16-24'± ceiling heights, and five (5) dock high loading doors with levelers. Ideally located with easy access to all of Portland.

Sylas Hatch | [sylas@dunhamgroup.com](mailto:sylas@dunhamgroup.com)  
Bryan Plourde, MAI | [bryan@dunhamgroup.com](mailto:bryan@dunhamgroup.com)  
207.773.7100 | [www.dunhamgroup.com](http://www.dunhamgroup.com)



## Property Overview

Landlord	DC Walton, LLC
Building Size	56,018± SF
Available Space	Units I & C : 16,239± SF
Assessor's Reference	Map 142, Block I, Lot 1
Zoning	Industrial Moderate (IM)
Construction	Steel frame, metal siding
Roof	Flat, metal
Flooring	Concrete slab.
Ceiling Height	16' - 24'±, clear span
Utilities	Municipal water and sewer
Electric	3-phase, 400 amp
HVAC	Climate controlled' Bohn chiller units' Thermo Cyclor heating units
Lighting	LED
Loading Doors	Five (5) 8' x 10' with levelers
Bathroom	One (1)
Sprinkler System	Full, wet system
Parking	Ample, on-site
Availability	January 1, 2027

**FOR LEASE : \$12.00/SF NNN - Estimated NNNs : \$2.75/SF**



