



FOR LEASE

Industrial Space

3,768± SF | \$10.75/SF NNN

135 Walton Street - Unit J, Portland

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 3,768± SF high bay industrial space for lease at 135 Walton Street. The space offers ample parking, 22'± ceiling heights, and one (1) overhead door. Ideally located with easy access to all of Portland.

Bryan Plourde, MAI | bryan@dunhamgroup.com
Sylas Hatch | sylas@dunhamgroup.com
207.773.7100 | www.dunhamgroup.com

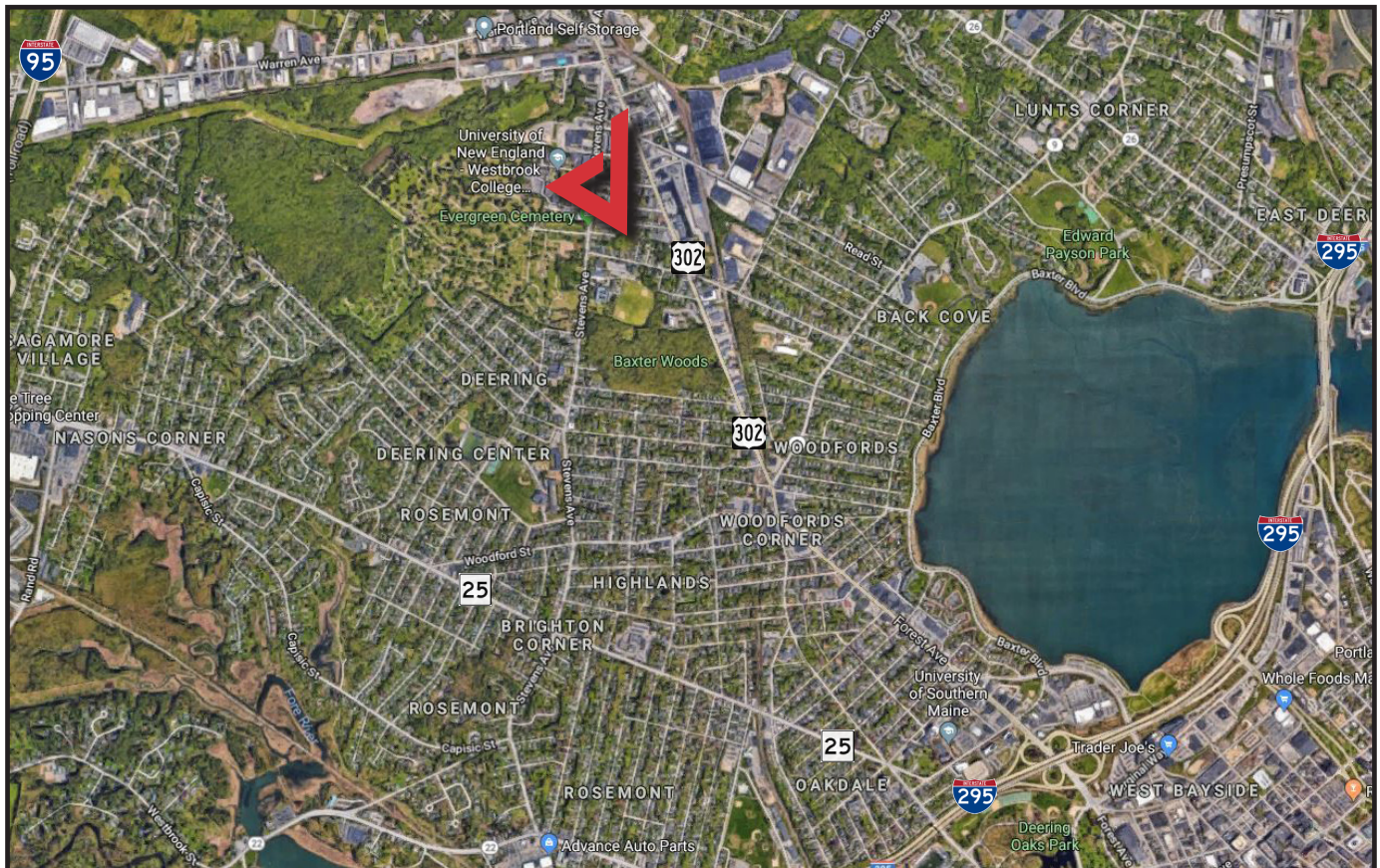
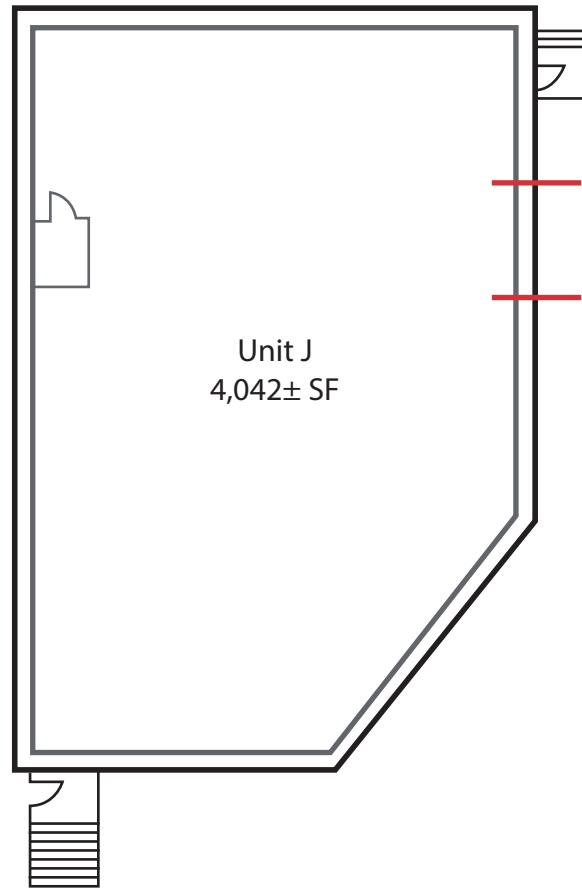


Property Overview

Landlord	135 Walton Street, LLC
Building Size	56,018± SF
Available Space	Unit J - 3,768± 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.
Utilities	Municipal water and sewer
Electric	3-phase, 400 amp
HVAC	Natural Gas FHA
OHDs	One (1) 10' x 10'
Bathroom	One (1) en suite
Sprinkler System	Wet system
Parking	Ample, on-site
Availability	Immediately

FOR LEASE : \$10.75/SF NNN - Estimated NNNs : \$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.