FOR LEASE Industrial Flex 3,400± SF | \$12.00/SF NNN

135 Walton Street - Unit N, Portland

Property Highlights

- Excellent Access to Portland & Major Highways
- Dedicated Loading Dock
- Existing Refrigeration Space

Property Description

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We are pleased to offer this 3,400± SF warehouse/distribution unit for lease. Conveniently located at 135 Walton Street, this space offers quick access to downtown Portland as well as major highway routes. The space has a dedicated loading dock and is setup for refrigeration. A well-appointed office space and a full bathroom with shower make this an ideal opportunity for warehouse and distribution users.

Sylas Hatch | shatch@dunhamgroup.com TC Haffenreffer | tc@dunhamgroup.com 207.773.7100 | www.dunhamgroup.com



135 Walton Street

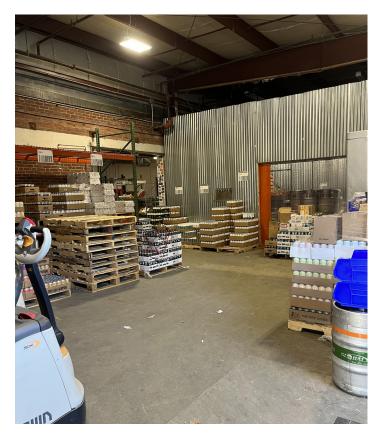
Property Overview

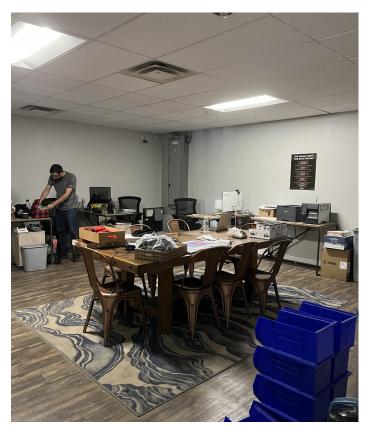
Owner	135 Walton Street, LLC
Assessor's Reference	Map 142, Block I, Lot 1
Deed Reference	Book 32279, Page 165
Building Size	56,018± SF
Lot Size	2.8± acres
Available Space	3,400± SF
Space Breakdown	3,000 SF warehouse, 400 SF office
Zoning	IM
Year Built	1946
Construction	Masonry
Roof	Flat EPDM
Flooring	Concrete
Utilities	Public water/sewer, natural gas
HVAC	Roof mounted HVAC
Electrical	Submetered, 3 Phase, 175 Amp
Ceiling Height	15'±
Loading Dock	One (1)
Sprinkler System	Yes
Bathroom	Yes, with private shower
Parking	On-site, paved

FOR LEASE : \$12.00/SF NNN NNN EXPENSES : \$2.80/SF

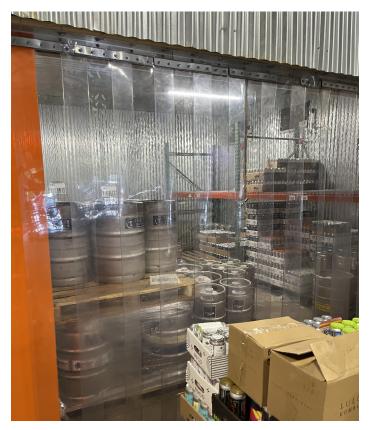
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135 Walton Street









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.