

# FOR LEASE

## Industrial Flex

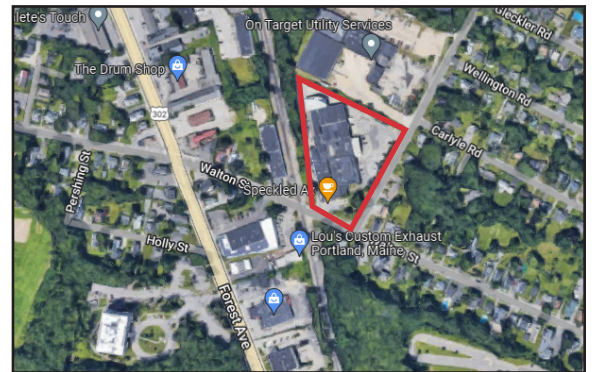
3,400± SF | \$12.00/SF NNN



## 135 Walton Street - Unit N, Portland

### Property Highlights

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



### Property Description

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.

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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      | 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**



