

For Lease
Shop/Office Space
2,250± SF | \$2,700/month MG



141 Main Street

South Portland, ME

Property Highlights

- Great mix of shop space and office space
- Convenient location on Route One just off the Veteran's Memorial Bridge
- Plenty of on-site parking
- Average Daily Traffic Count: ~18,000 cars

Property Description

We are pleased to offer for lease 2,250± SF of shop/office space just across the Veteran's Bridge in South Portland. This mixed-use property consists of two buildings and a total of 1.0± acres of land. Highly visible from US Route One and Main Street. The complex is only minutes away from Downtown Portland, I-295, and the Maine Turnpike/I-95.



Broker Contact

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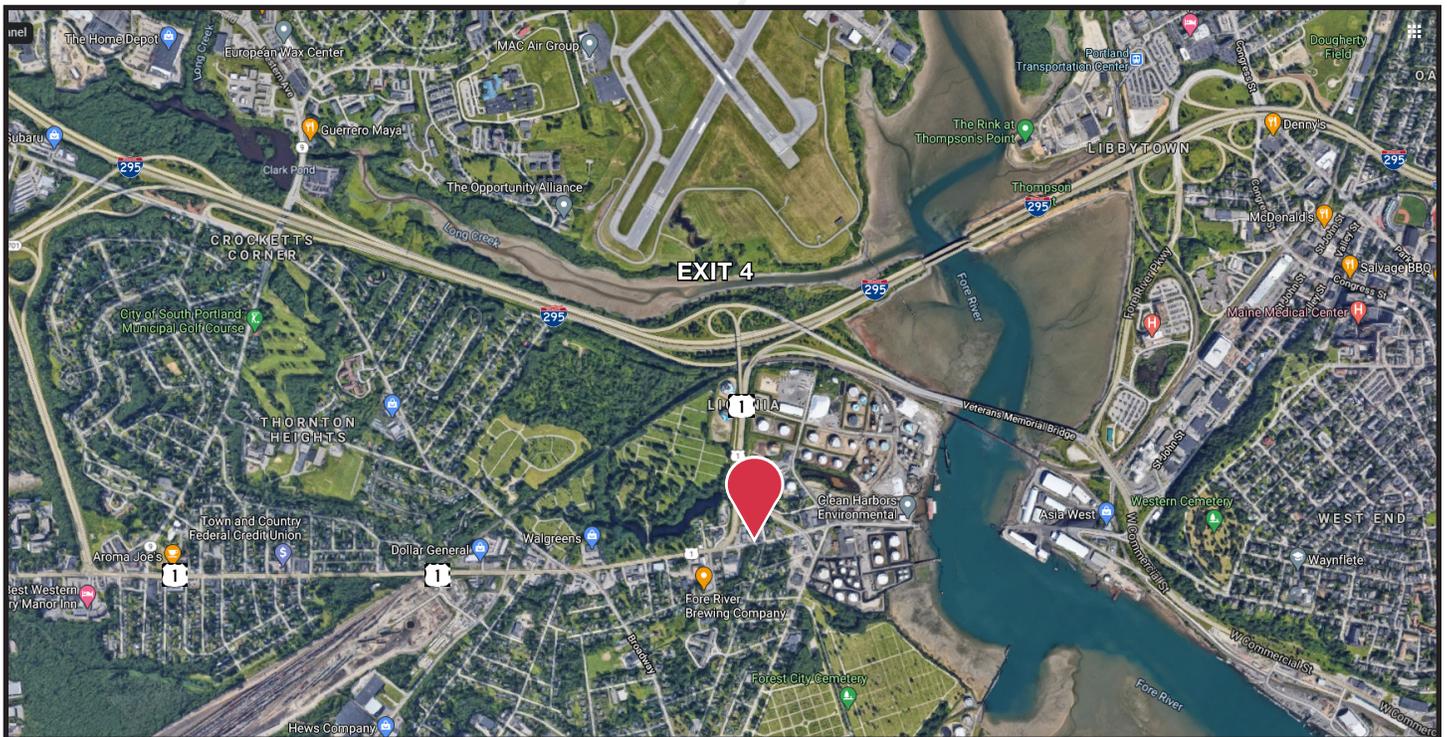
Property Overview

Available Space	2,250± SF
Space Breakdown	1,980± SF Shop 270± SF Office
Zoning	Commercial (C)
Construction	Wood framed
Roof	Pitched, asphalt shingles
Lighting	Fluorescent fixtures
Electric	200 amp service
HVAC	Shop: Oil-fired heat - Forced hot air distribution Office: Baseboard distribution
Overhead Doors	Two (2) 10' x 7'6" One (1) 10' x 11'6"
Bathrooms	One (1) exclusive use
Signage	Excellent signage potential - property's pylon & building façade
Traffic Count	~18,000 cars daily
Miscellaneous	- 150± SF of second level storage included - Wash sink in shop area - Move in ready

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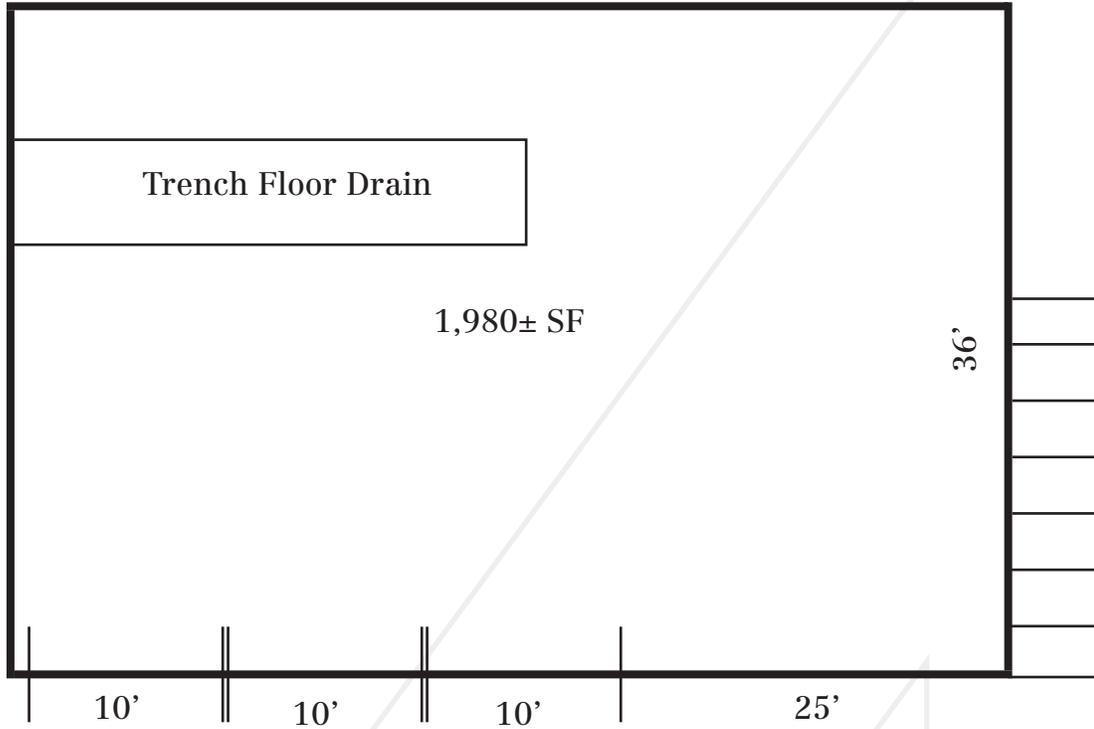


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141 Main Street, South Portland

First Floor - Shop



Second Floor - Office

