

# FOR LEASE

## Flex Space

3,832± SF | \$9.50/SF NNN



## 151 Walton Street, Portland

### Property Description

151 Walton Street offers 3,832± SF of versatile flex space, including 1,600± SF of office/retail and 2,232± SF of warehouse, making it an ideal location for any business. The office area is serviced by oil-fired forced hot air, while the warehouse includes heat pumps and forced hot air for year-round functionality. With approximately \$3.00/SF in NNN expenses, the property provides a cost-effective occupancy option. Strategically located within Portland city limits, the property offers excellent access to major highways, making it a highly practical and efficient space for businesses requiring both accessibility and a central location.



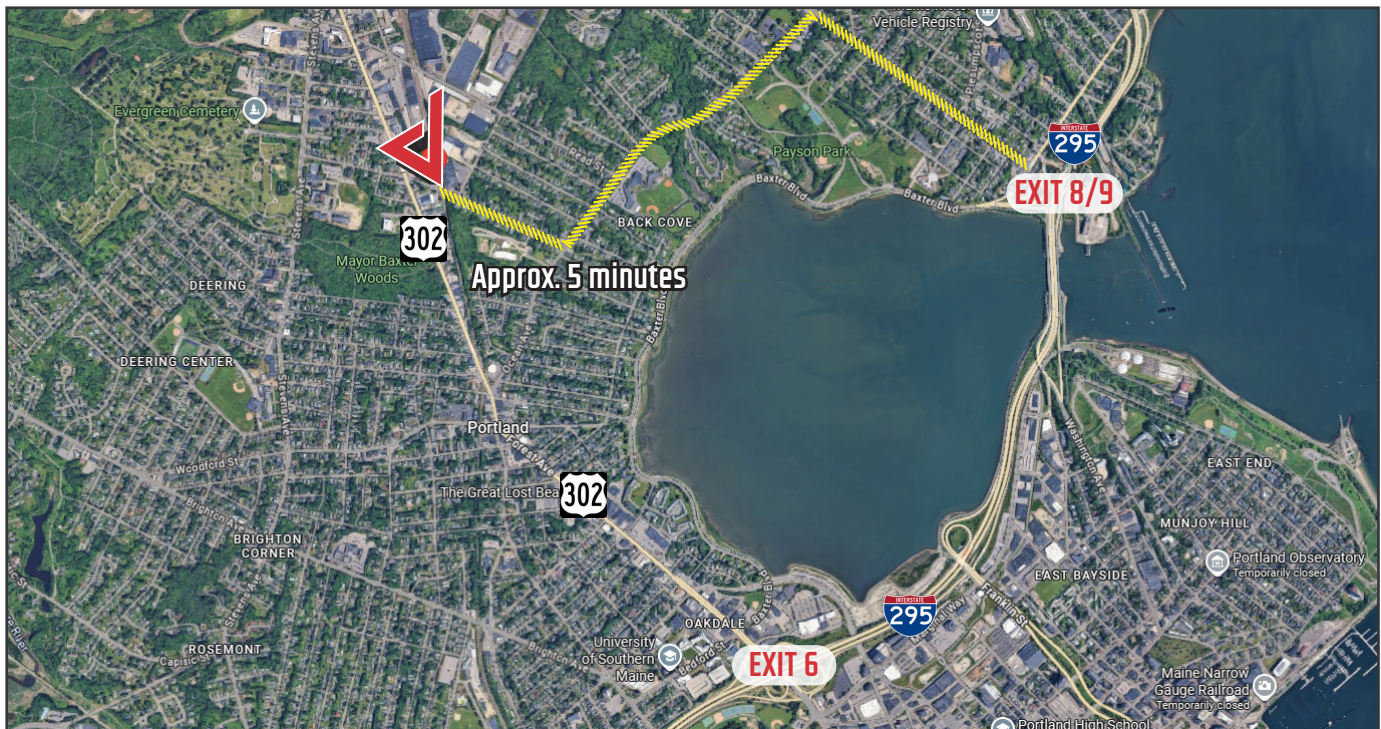
TC Haffenreffer | [tc@dunhamgroup.com](mailto:tc@dunhamgroup.com) | 207.956.0091  
Sylas Hatch | [sylas@dunhamgroup.com](mailto:sylas@dunhamgroup.com) | 207.485.5511  
207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)



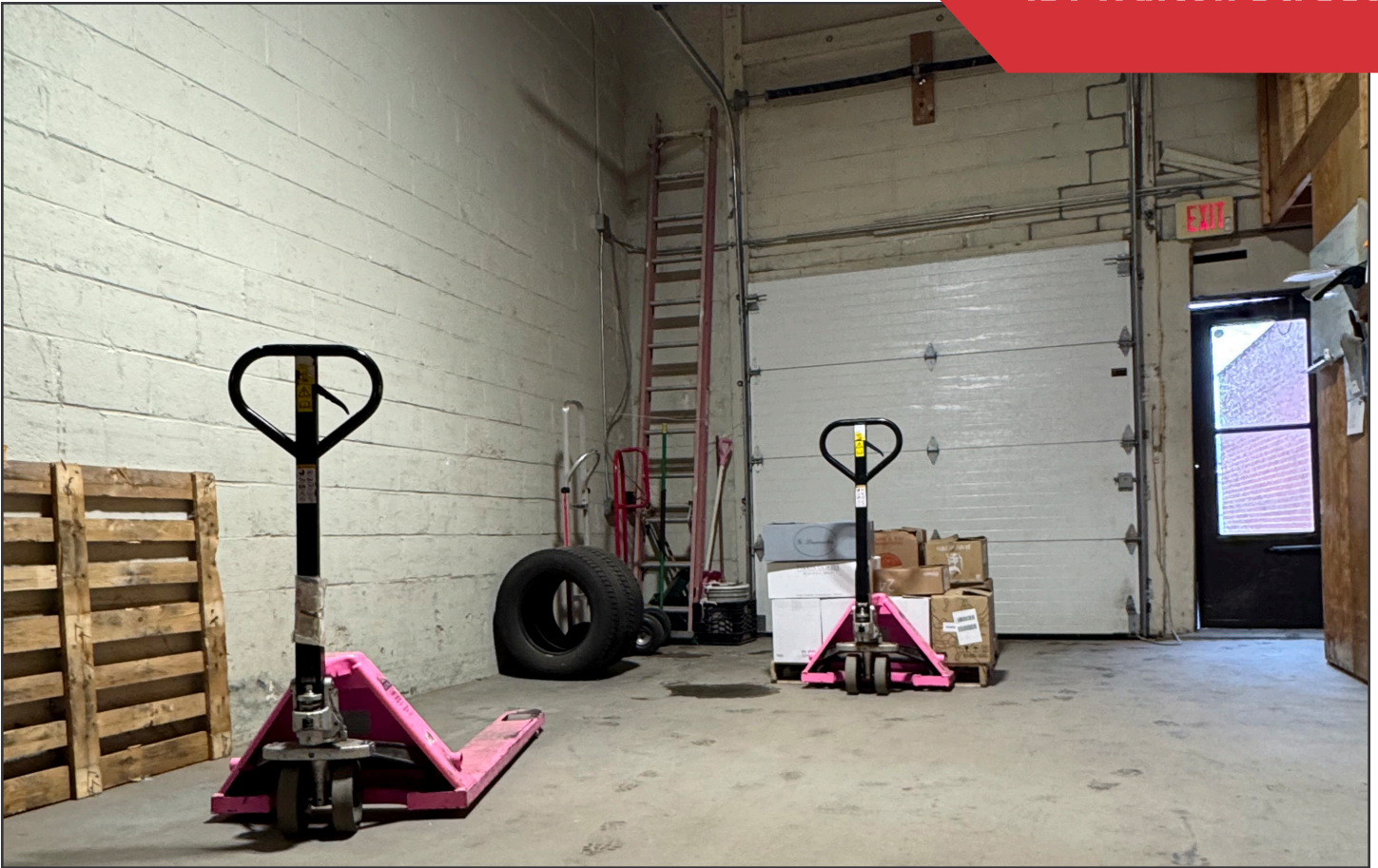
## Property Overview

Landlord	151 Walton St LLC
Building Size	11,007
Available Space	3,832± SF
Space Breakdown	1,600± SF - Office/Retail 2,232± SF - Warehouse
Zoning	B-2
Year Built	1953
Building Construction	Concrete
Roof	Rubber
Siding	Concrete
Utilities	Public water & sewer
Ceiling Height	16'±
Drive-in OHDs	One (1)
HVAC	Forced hot air and heat pumps
Electrical	200 Amp, 240V
Parking	Ample, on-site

**FOR LEASE : \$9.50/SF NNN - Estimated NNN's : \$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.