

FOR LEASE

Flex Office/Industrial

5,639± SF | \$10.50/SF NNN



163 Thadeus Street, South Portland

Property Highlights

- *Rare Rumery Park availability*
- *Entirely fenced-in with security system*
- *Ample laydown & parking*



Property Description

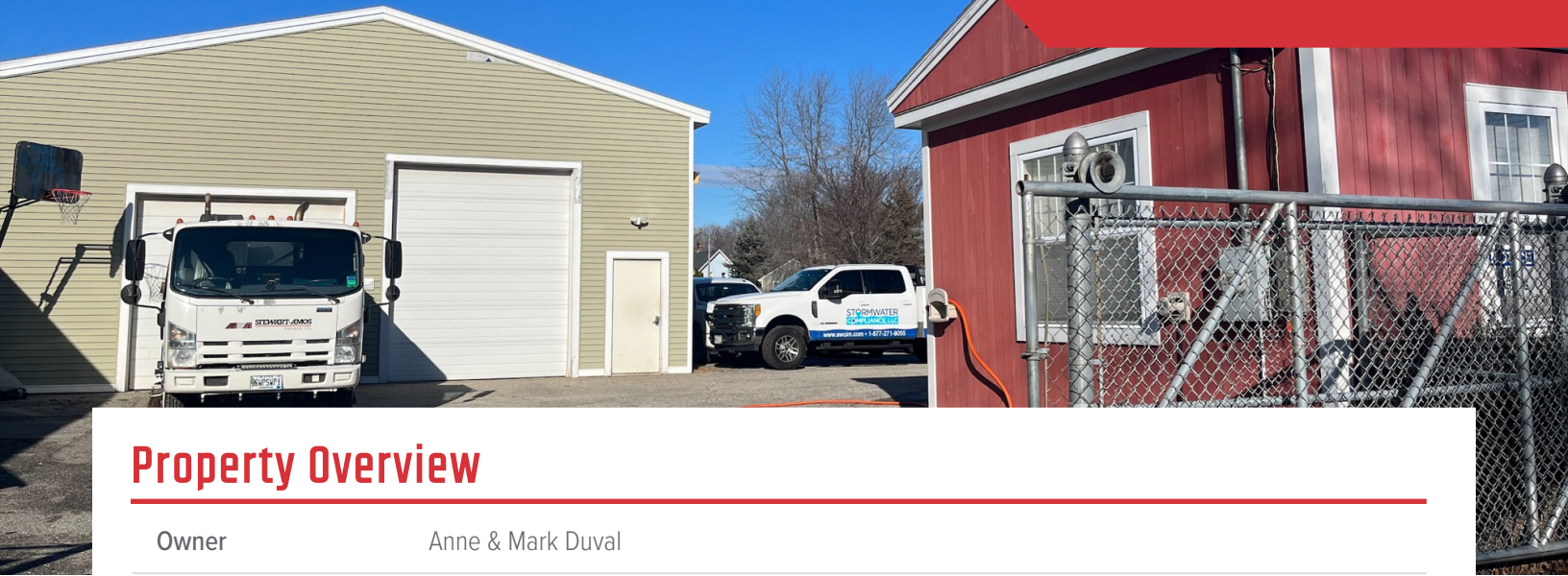
We are pleased to offer this flex industrial property for lease in South Portland's Rumery Industrial Park. This well-maintained, 2-building property consists of a 1,556± SF office building and a 4,063± SF warehouse building, plus ample outdoor storage space. 163 Thadeus Street is conveniently located with great access to Route One, I-295 and I-95.

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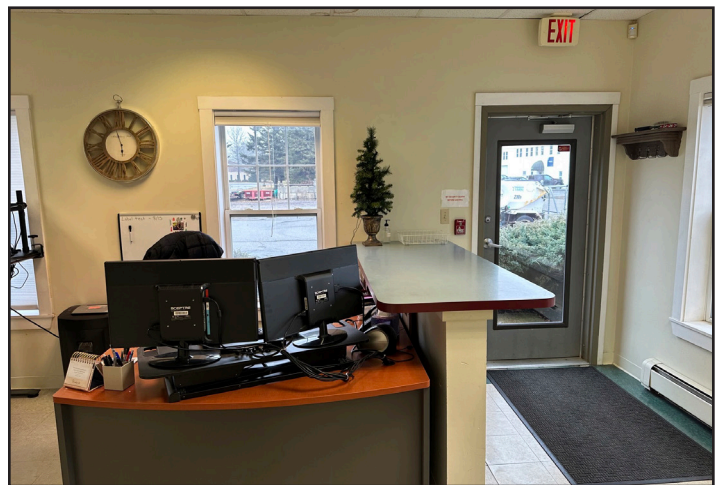
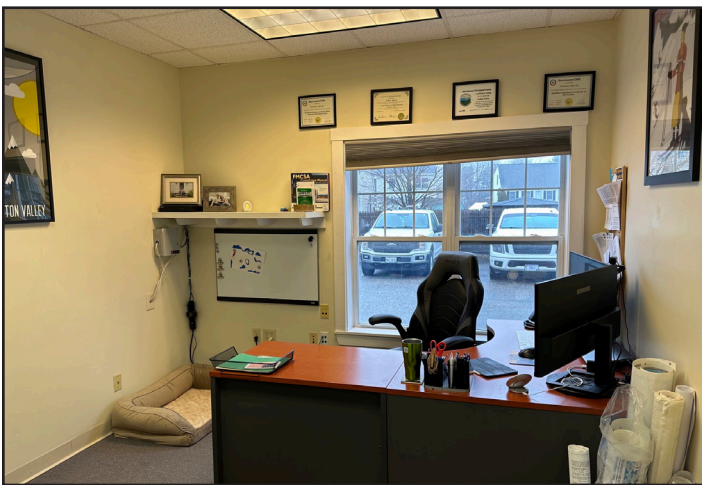


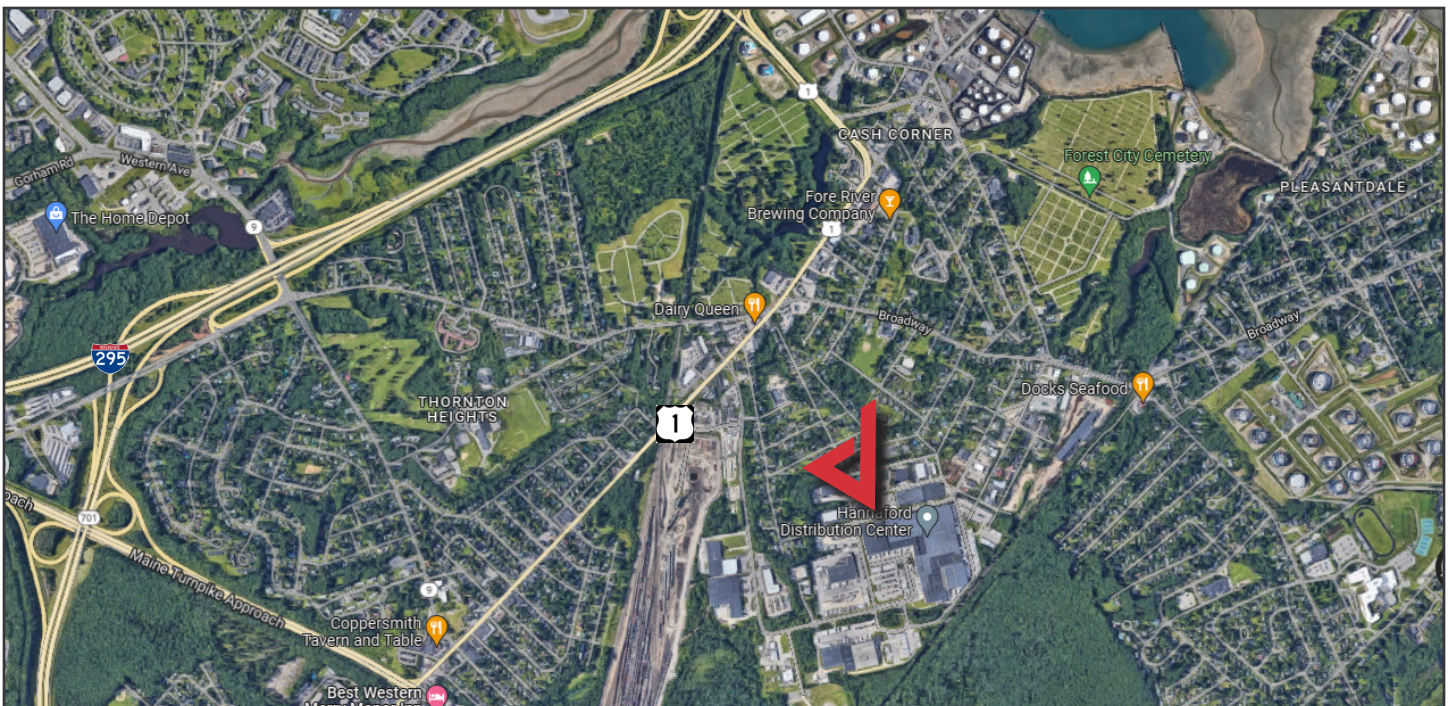


Property Overview

Owner	Anne & Mark Duval
Total Size	5,639± SF
Space Breakdown	Warehouse 4,083± SF & Office 1,556± SF
Land Area	0.69± acres
Assessor's Reference	Map 40, Lot 105
Zoning	INR - Non-Residential Industrial District
Year Built	Warehouse 1940 & Office 1993 (with renovations)
Construction	Woodframe
Roof	Shingle & steel frame
Siding	Vinyl
Utilities	Public water and sewer
OHDs & Docks	Five (5) overhead doors and three (3) dock doors
HVAC	Kerosene heat and window unit AC
Electrical	Warehouse 100 amps & Office 200 amps - each separately metered
Parking	Ample, on-site and street parking. Additional parking across the street may be leased.
Security	Property is entirely fenced -in. Security Fire through Protection 1. Cameras on outside of building.

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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.