

FOR LEASE

Industrial Space

44,400± SF | \$8.00/SF NNN



165 Pleasant Avenue, South Portland

Property Highlights

- *Manufacturing, warehousing, storage space*
- *Three (3) loading docks*
- *Three phase electrical service*



Property Description

We are pleased to offer for lease 44,400± SF of manufacturing or warehouse space at 165 Pleasant Avenue, South Portland located in the Rumery Industrial Park. This is an excellent South Portland location with close proximity to I-295, I-95 Exit 45, and US Route One.

Broker Contact

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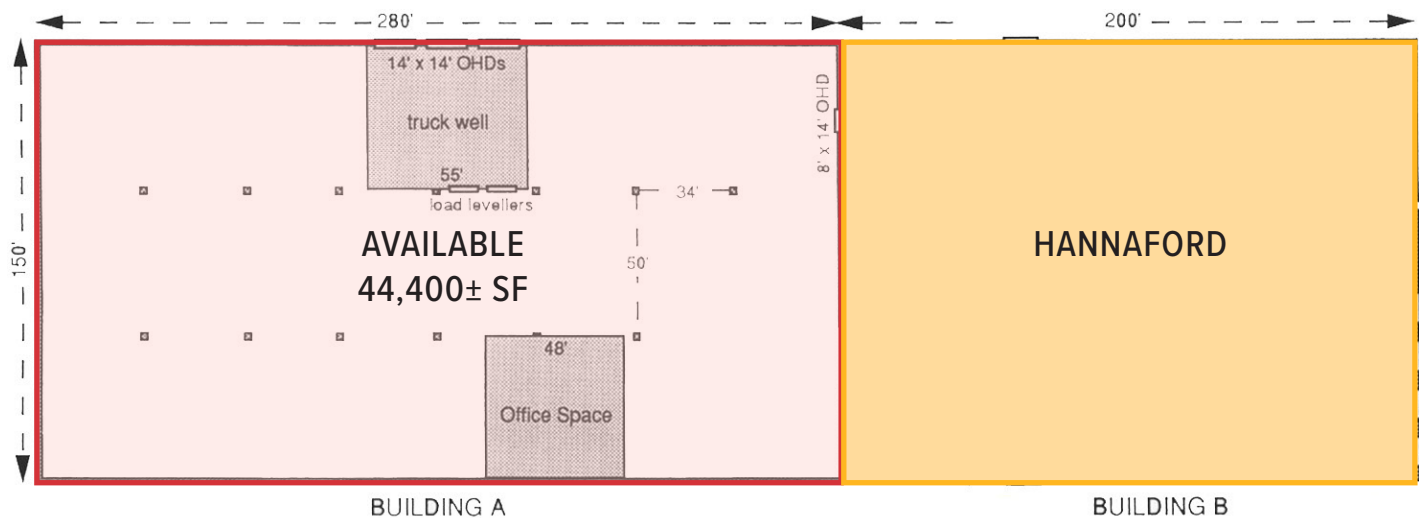


Property Overview

Owner	165 Pleasant Avenue Associates, LLC
Building Size	74,400± SF
Available Space	44,400± SF
Space Breakdown	39,600± SF Warehouse/Manufacturing 4,800± SF Office (2 floors)
Lot Size	2.5± acres
Assessor's Reference	Map 40, Lot 82-A
Annual Taxes	\$27,417.41 (FY 2023-24)
Building Age	1962 and 1985
Construction	Combination of tilt-up concrete and pre-engineered metal
Roof	EPDM rubber membrane (2022)
Utilities	Municipal water and sewer, natural gas
Electrical	3-phase power
Clear Height	18' - 20' ±
Loading Doors	Three (3) 14' x 14' drive-in overhead doors into truck well area with three (3) loading docks
Heat/HVAC	Natural gas-fired heaters in manufacturing/warehouse area HVAC in office space
Lighting	LED fixtures in warehouse (2024)
Sprinkler System	Full coverage with wet-pipe system
Parking	Paved parking on-site and along Pleasant Avenue
Availability	Thirty (30) days from lease execution

FOR LEASE : \$8.00/SF NNN**Estimated NNNs : \$0.65/SF**

Floor Plan



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.