

For Lease
Industrial Space
30,000± SF



165 Pleasant Avenue

South Portland, ME 04106

Property Highlights

- Three (3) loading docks & three (3) drive-in OHDs
- 18' - 20'± Ceiling Height
- Excellent South Portland location with close proximity to I-295, I-95 Exit 45, and US Route 1



Property Description

We are pleased to offer for lease a warehouse, distribution, or manufacturing space with 400 Amp, 3-phase electrical service, multiple loading doors, and LED lighting. The triple net (NNN) expenses for this property are below \$0.90/SF.

Broker Contact

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Property Overview

Owner	165 Pleasant Avenue Associates, LLC
Building Size	74,400± SF
Available Space	30,000± SF (150' x 200')
Assessor's Reference	Map 40, Lot 82-A
Annual Taxes	\$ 29,595.38 (FY '20-'21) or \$0.40/SF
Building Age	1985
Building Construction	Pre-engineered steel frame with metal siding
Roof	Sloped EPDM rubber membrane
Utilities	Municipal water and sewer, natural gas
Clear Height	18'-20'±
Loading Docks	Three (3) - two (2) docks have load levelers
Overhead Doors	Three (3) 10'x14' drive-in overhead doors with electric openers;
Heat/HVAC	Gas-fired Modine heater
Lighting	LED fixtures with motion sensors
Sprinkler System	Full coverage with wet-pipe system
Parking	Paved parking on-site around building
Availability	February 2021
Accessibility	Approximately 2 miles from I-295 and Maine Turnpike/I-95 Exit 45

LEASE PRICE : \$6.50/SF NNN

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