

FOR LEASE : 175 ANDERSON STREET

Portland, Maine 04101



We are pleased to offer for lease this stand-alone 4,288 SF office/industrial building in the fastest developing neighborhood in Portland, East Bayside. This is a rare opportunity to control a full building on peninsula and the property can accommodate any number of uses. Additional amenities include 20' clear warehouse heights, two 12' OH doors, quality office space on two floors, and on-site parking.

FOR LEASE

\$14.00/SF NNN

CONTACT INFORMATION

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Commercial Real Estate Services, Worldwide.

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.

PROPERTY OVERVIEW

Landlord: .Milliken, Brian

Building Size: 4,288± SF

Land Area: .02113 acres

Space Breakdown:

Office 2,240 ± SF on two floors

Warehouse 2,048± SF

Roof: Slope, rubber membrane

Siding: Block masonry

Flooring: Poured concrete slab

Ceiling Height: 20' clear

Drive-in OHDs: Two (2) 12'x10'

Sprinkler System: None

Electrical: 200 Amps, 208 volt, 3 phase

HVAC: Office - Gas-fired central HVAC throughout office space; Warehouse - Ceiling mounted radiant heaters

Utilities: Separately metered municipal water and sewer, electric & natural gas

Accessibility: 1/2 mile from I-295 Exits 7 & 8

Parking Spaces: 6-8 on-site, additional on-street parking nearby

Zoning: Split zone: B-5 Urban Commercial Mixed-Use Zone and R6 Residential

Availability: September 2017

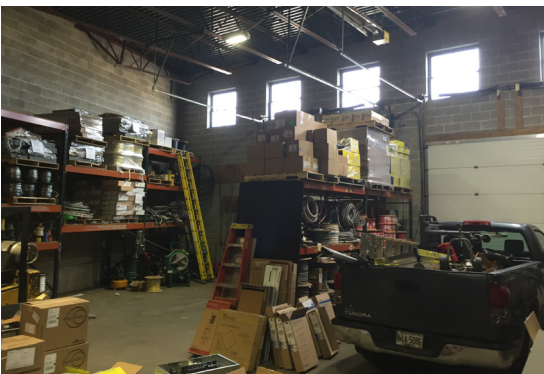
FINANCIAL INFORMATION

Lease Price: \$14.00/SF NNN

Real Estate Taxes: \$1.76/SF

Property Insurance: \$0.25/SF

Tenant Pays: RE Taxes, insurance, utilities, building maintenance, snow plow and removal



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This detailed architectural floor plan shows a building layout with several functional areas and specific dimensions:

- RECEPTION**: Located at the top left, measuring 10'-0" by 10'-0". It includes a counter area labeled "DB" and a note "12' CIND STAIRS".
- KITCHEN / SNACK ROOM**: Adjacent to the reception area, measuring 8'-0" by 8'-0". It contains a sink, stove, and refrigerator.
- TOILET**: A small room between the reception and kitchen areas, measuring 6'-0" by 6'-0".
- WAITING**: A large open space below the reception, measuring 10'-0" by 10'-0". It features a curved wall section labeled "18' RADIUS THERMADOL" and a door labeled "DB".
- VESTIBULE**: A small entryway measuring 10'-0" by 10'-0", containing a door labeled "DB" and a note "12' CIND STAIRS".
- COVERED ENTRY**: The main entrance at the bottom left, measuring 10'-0" by 10'-0".
- STAIR**: A central staircase measuring 10'-0" by 10'-0", with a landing area labeled "STAIR LANDING" and a note "12' CIND STAIRS".
- WORK AREA**: A large rectangular space measuring 10'-0" by 10'-0", located to the right of the stairs.
- WAREHOUSE**: A large storage area on the right side, measuring 10'-0" by 10'-0". It contains two large rectangular units labeled "15' x 15' SHD" and "15' x 15' SHD".
- Dimensions and Notes**: Various dimensions are provided throughout the plan, such as "12' CIND STAIRS", "18' RADIUS THERMADOL", and "12' CIND STAIRS". Specific notes include "DOOR OPENING 7'-0\"

