

For Sale or Lease  
Mixed-Use Industrial



## 184 Main Street

South Portland, Maine 04106

### Property Highlights

- 22,682± SF on 1.72± acres (4 lots)
- Available: 11,000± SF industrial/office unit
- 18-20' Clear height
- 3-Phase, 900 Amp Power
- Multiple overhead doors with drive-in and through capability



### Property Description

We are pleased to offer for sale or lease this unique industrial offering in a prime location. This mixed-use property is 22,862± SF on 1.72± acres of land. The vacant 11,000± SF warehouse can be leased or occupied by an owner/user. The space features six (6) grade level overhead doors, infrared ceiling heaters, floor drains, 18-20' ceiling heights, and roughly 2,500± SF of support office space. The balance of the building is fully leased to a variety of tenants. Full income and expenses are available upon request - see broker for details.

#### Broker Contact

Justin Lamontagne, CCIM, SIOR  
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207.773.7100

## Property Overview

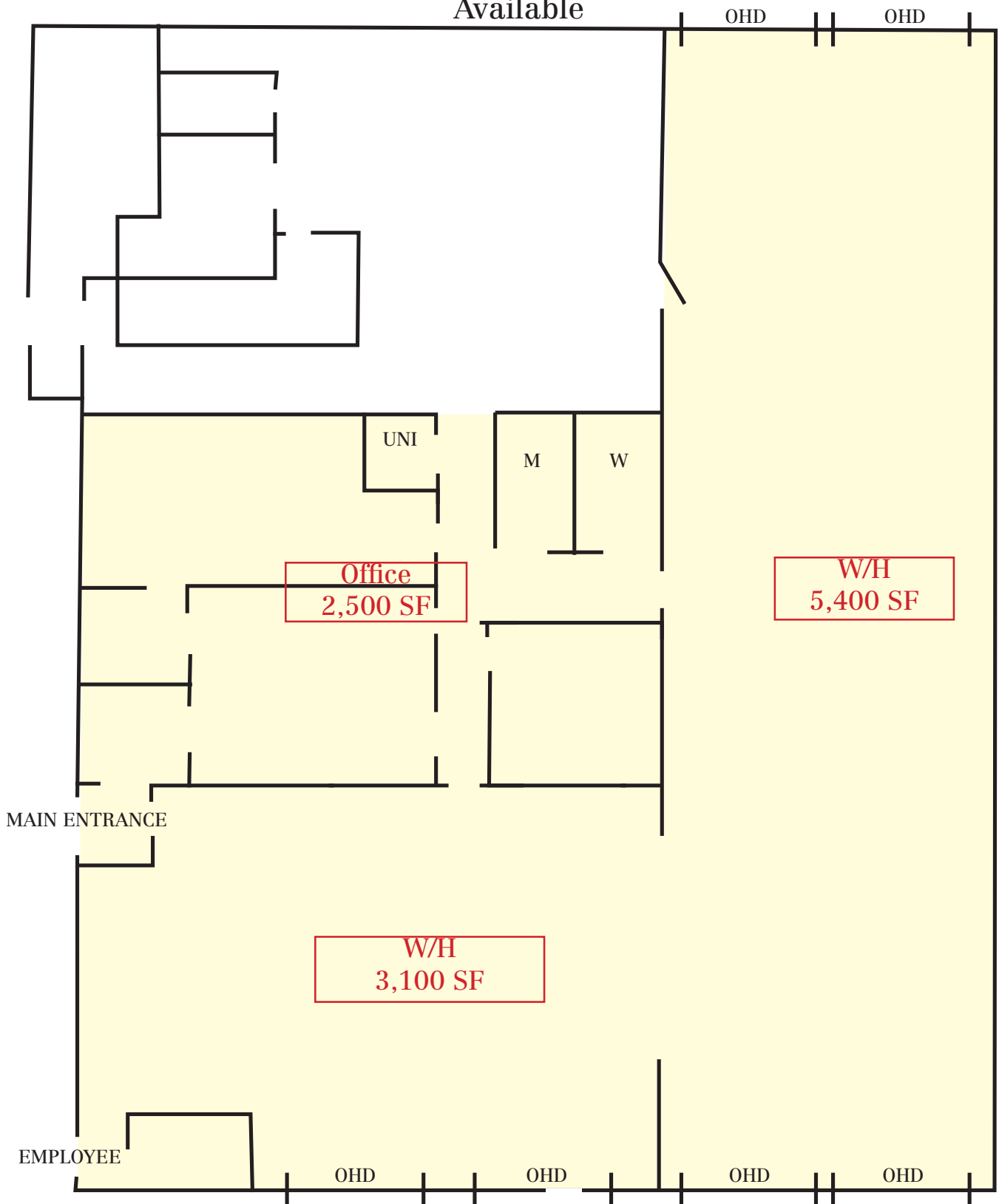
Owner/Landlord	WAMCO, LLC
Building Size	22,862± SF
Available Space	2,500± SF office <u>8,500± SF warehouse</u> 11,000± SF
Lot Size	1.72± acres (4 lots)
Zoning	Commercial (C)
Assessor's Reference	Map 32, Lots 130, 139A, 146, & 155
Deed Reference	Book 33012, Page 0130
Year Built	1970; 1980 addition
Construction	Steel frame with metal siding
Roof	Gable styled roof with corrugated metal deck and rubber membrane
Siding	Corrugated metal siding and concrete block
Floors	Concrete in warehouse with floor drains. Vinyl composite tile & carpet in office areas
Clear Height	18 - 20'±
Utilities	Municipal water & sewer, natural gas, CMP Power
Sprinkler System	Full sprinkler coverage with wet system
Drive-in OHDs	Ten (10), varying sizes
HVAC	Warehouse - suspended gas infrared heating units Office - Natural gas-fired system, central HVAC and ancillary heat/AC pumps
Electrical	3-phase, 900 Amp total, four entrances 400A, 200A, 200A, 100A
Available	June 1, 2021

**FOR SALE : \$1,995,000**

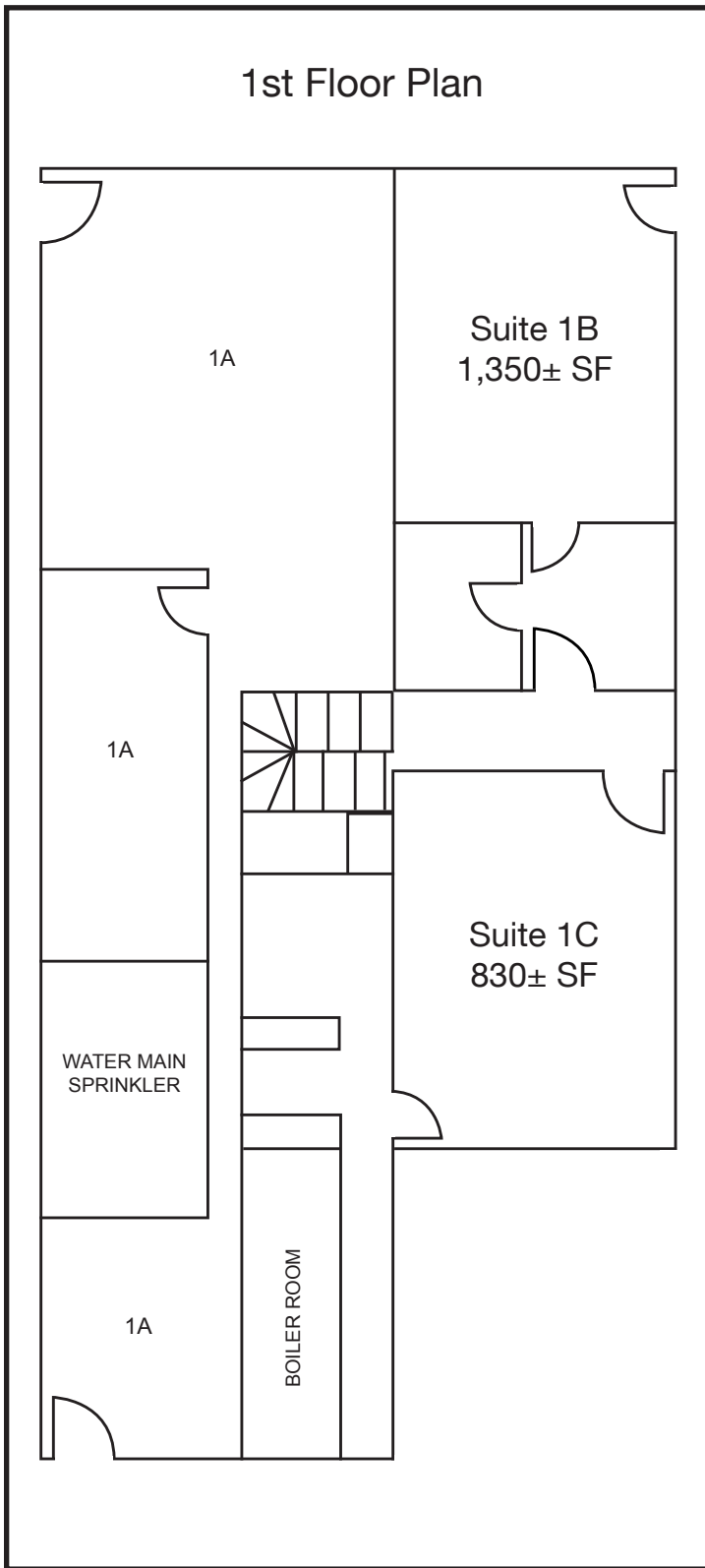
**FOR LEASE : \$7.50/SF NNN Estimated NNN's : \$1.75/SF**



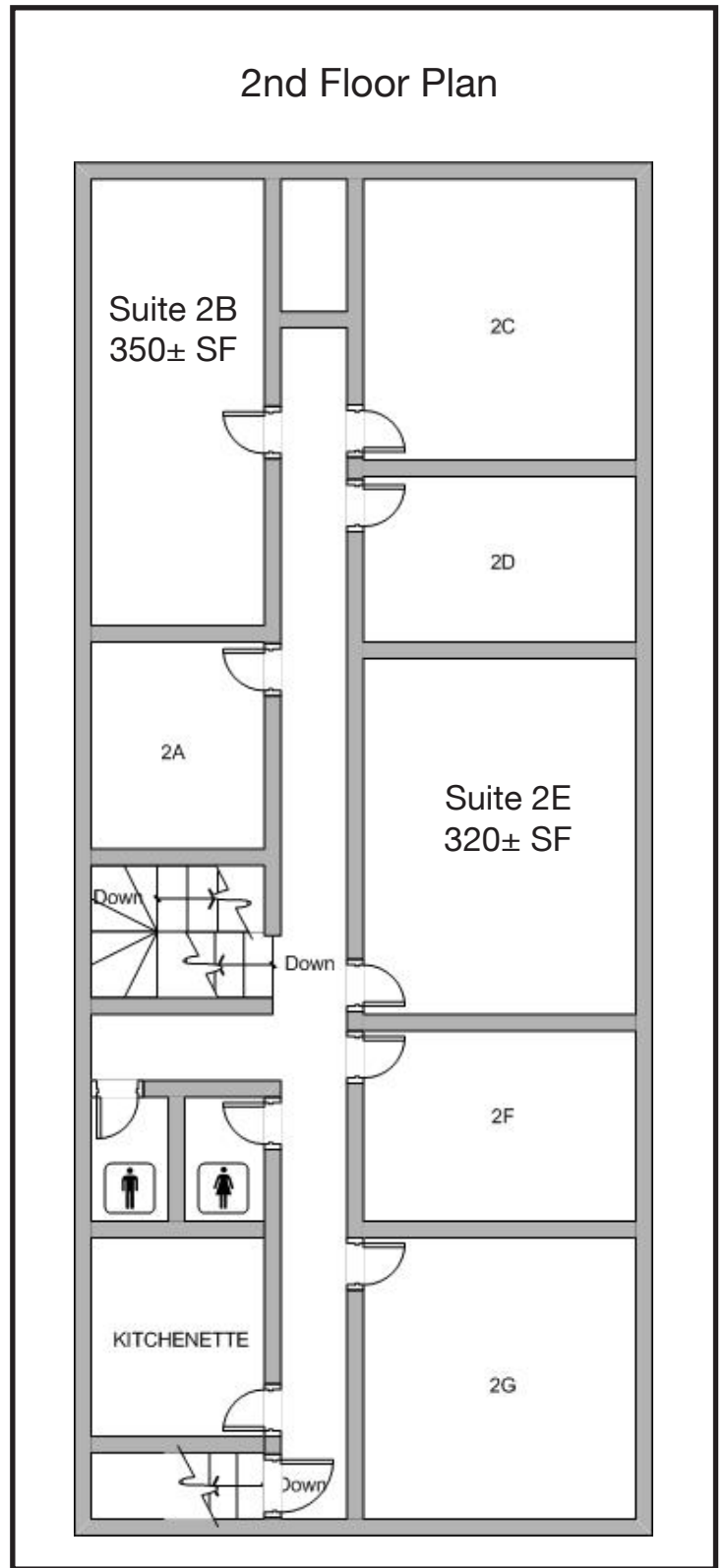
11,000 SF Unit Available



1st Floor Plan



2nd Floor Plan







Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

#### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

**Remember!**  
*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

#### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

*To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*