

For Lease  
Industrial Property  
\$5.99 - \$7.00/SF NNN

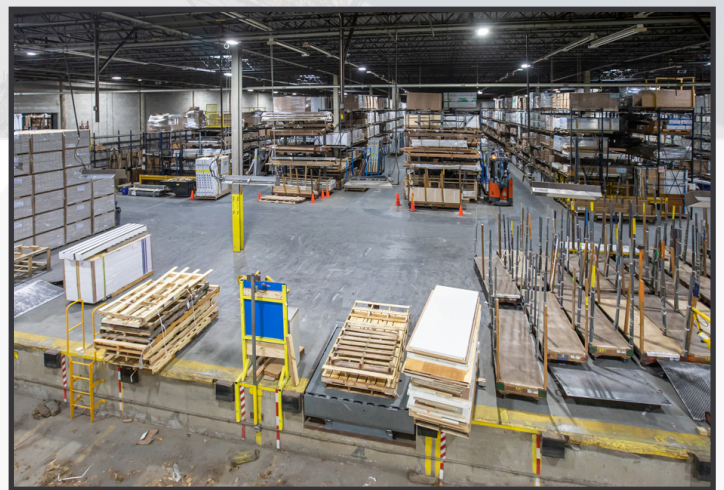


## 203 Read Street

Portland, Maine 04103

### Property Highlights

- 167,154± SF building on 6.79± acres
- Fourteen (14) interior loading docks
- Rubber membrane roof (2018-2019)
- Paved parking for 200± vehicles



### Property Description

We are pleased to offer for lease a 167,154± SF industrial building on 6.79± acres. The space includes 7,000± SF of air conditioned office space and the building can be easily subdivided into smaller spaces, if necessary.

#### Broker Contact

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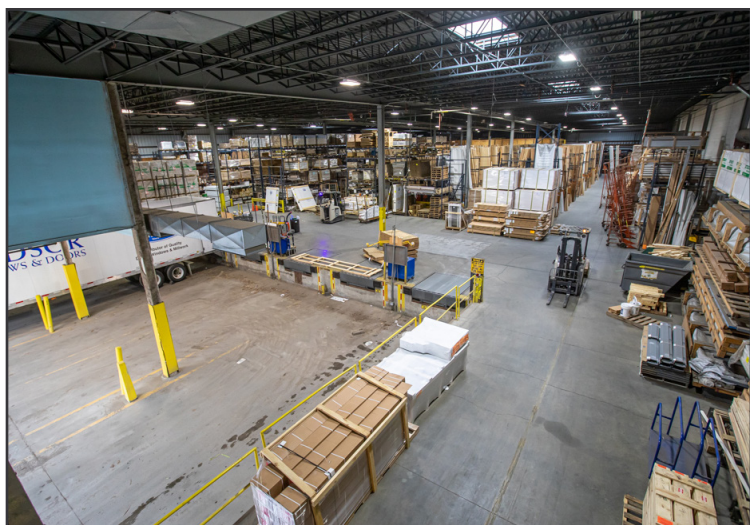
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## Property Overview

Building Size	167,154± SF including a 7,000± SF office mezzanine
Lot Size	6.79± acres
Assessor's Reference	Map 148, Block A, Lot 1
Real Estate Taxes	\$112,370.78 (FY '18-19)
Stormwater Fee	\$1,200 per month
Zoning	Industrial (IM)
Building Construction	Steel frame with brick and concrete block walls
Roof	Rubber membrane (new in 2018-2019)
Floor	Concrete slab
Utilities	Municipal water and sewer, natural gas
Ceiling Height	20'-24' clear heights in warehouse; 12' clear in door shop
OHDs & Loading Docks	Three (3) 14'×22' roll-up overhead doors leading to 6 interior loading docks with load levelers. Truck well is 58' deep.  Four (4) 14'×22' roll-up overhead doors leading to 8 interior truck docks (4 docks have load levelers). Truck well is 54' deep.
Drive-in OHD	One (1) 22'×14' drive-in overhead door into maintenance garage area
Heat/HVAC	Door Shop - Gas-fired FHA units; Office - HVAC
Electrical	600 Amp, 480 Volt, 3 phase service
Lighting	Combination of LED and fluorescent fixtures and skylights
Sprinkler System	Combination of wet and dry systems
Parking	Paved parking for 200± vehicles
Miscellaneous	- Elevator and wheelchair lift to office mezzanine and warehouse space  - 10,000 gallon underground fuel tank with pump

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