

# FOR LEASE

Industrial Space

4,800± SF | \$15.00/SF NNN



## 2092 Broadway, South Portland, ME

### Property Highlights

- Located less than 1-mile from I-295 and Maine Turnpike, Exit 45
- Plenty of loading and access options
- Four (4) drive-in OHDs



### Property Description

We are pleased to offer a free-standing, 4,800± SF industrial building located at 2092 Broadway, South Portland for lease. The building has four (4) drive-in OHDs and 900± of first floor office space. The property is located approximately one (1) mile from I-295 and Maine Turnpike, Exit 45 near The Maine Mall.

#### Broker Contact

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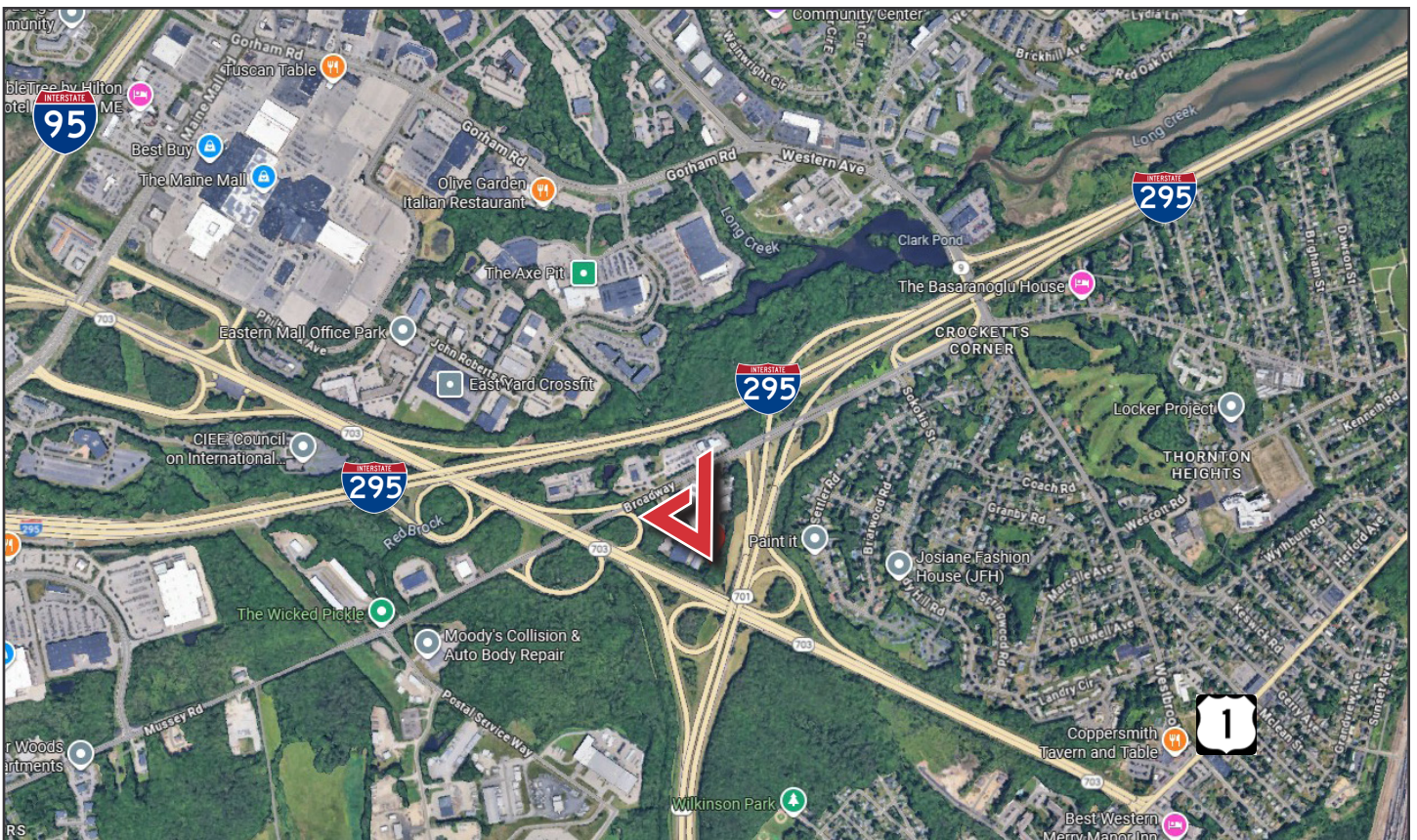
## Property Overview

Landlord	2066 Broadway Running Storage, LP		
Building Size	4,800± SF		
Space Breakdown	Office:	900± SF	
	Shop:	3,900± SF	
Assessor's Reference	Map 65, Lot 19A		
Zoning	Commercial (C)		
Building Construction	Pre-engineered steel frame		
Building Age	1998		
Roof	Metal		
Siding	Metal		
Flooring	Concrete slab		
Ceiling Height	Eave Height:	16'±	
	Peak Height:	22'±	
Utilities	Municipal water and sewer		
Electrical	200 Amp, single-phase		
Lighting	Fluorescent fixtures		
Drive-in OHDs	Two (2) 14' x 14' drive-in OHDs with electric openers Two (2) 12' x 14' drive-in OHDs with electric openers		
Sprinkler System	None		
HVAC	Office:	AC window units, FHW baseboard	
	Shop:	Oil-fired FHA heaters	
Parking	8-10 spaces		
Bathrooms	Multiple		
Miscellaneous	900± SF of 2nd floor office space		

**FOR LEASE : \$15.00/SF NNN**



# 2092 Broadway



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.