

For Lease
Mixed-Use Space
11,000± SF | \$11.00/SF NNN



2112 Broadway - Unit 1

South Portland, Maine

Property Highlights

- Flexible zoning
- Primarily open layout
- Air-conditioned and fully sprinkled

Property Description

We are pleased to offer for lease this 11,000 SF flex space ideally located minutes from Maine Turnpike/I-95 and I-295. Currently used as the Coast Guard Exchange, the space is fully air-conditioned, sprinkled, and features grade level overhead door access. The zoning allows for any number of uses including office, retail, and warehouse/distribution. The owner would consider low-impact cannabis uses, please see broker for full details.



Broker Contact

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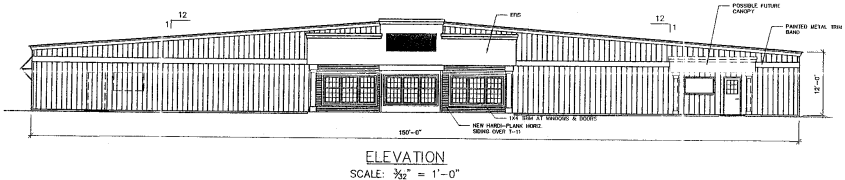
Property Overview

Owner	2112 Broadway Associates, LLC
Building Size	21,390± SF
Lot Size	2.02± acres
Available Space	11,000± SF
Zoning	Commercial (C)
Assessor's Reference	Map 65, Lot 16B
Year Built	1978
Building Construction	Pre-fabricated metal, steel frame
Roof	Rubber membrane (replaced 1999)
Flooring	VCT tile on slabe cement
Utilities	Public water, private septic, and propane gas
Ceiling Height	10-12' to dropped ceiling; 14-16' to joists
Loading Docks	None
Drive-in OHDs	One (1)
HVAC	Central HVAC throughout retail/showroom, ceiling mounted heaters to warehouse, ancillary HVAC heat pumps to office
Electrical	3-phase, 800-Amp power
Sprinkler System	Yes, wet system
Bathrooms	Two (2)
Parking	Ample and in-common
Available	June 1, 2021

FOR LEASE : \$ 11.00/SF NNN
Estimated NNN's : \$2.75/SF



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ELEVATION
SCALE: 3/32" = 1'-0"

- GENERAL NOTES**
- CONTRACTOR SHALL VERIFY FROM PERMITS THAT ALL APPLICABLE CODES ARE MET. DO NOT SCALE.
 - THE BUILDING SHALL BE CONSTRUCTED TO ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE 2015 IBC, 2015 IRC, 2015 IFBC, 2015 IFEC, AND THE 2015 IFGC.
 - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED.
 - GENERAL CONTRACTOR SHALL VERIFY ALL PERMITS TO CONSTRUCTION AND RESOLVE ANY DISCREPANCY HAS BEEN RESOLVED BY THE APPLICABLE AGENCIES.
 - GAULKING AROUND WINDOWS SHALL BE AS PERMANENTLY AS POSSIBLE.
 - THIS PROJECT SHALL NOT EXCEED ANY IN ANY PRODUCT OF ANY KIND I.E. USE.
 - INSTALL BLOCCING BEHIND ALL SURFACE FINISH WHEN MOUNTED ON STUD WALLS.
 - ALL DOOR HARDWARE TO BE ACCESSIBLE AND MEET PRESSURE EXTERIOR DOORS & WIND-IMPACT RESISTANT INTERIOR DOORS.
 - ALL DOORS TO BE 36" UNLESS NOTED OTHERWISE. CLEAR DOOR OPENING WIDTH 30" UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR DOORS TO HAVE A MAXIMUM RISE LEVEL.
 - FOR ALL STRUCTURAL DESIGN DETAILS REFER TO PLAN PREPARED BY ARCHITECT.
 - SMOKE DETECTOR AND EMERGENCY LED LIGHTS SHALL BE INSTALLED PER PLAN AND DESIGNED BY THE ARCHITECT. ALL APPLICABLE CODES AND REGULATIONS SHALL BE MET.
 - THE SUPPRESSION SYSTEM SHALL BE AS PER ALL APPLICABLE CODES AND REGULATIONS. STAY THE WARRIOR, AND THE LOCAL FIRE DEPARTMENT.



Available



WALL LEGEND

2112 Broadway Unit 1

