

**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**





