

FOR SALE

Warehouse/Distribution Building

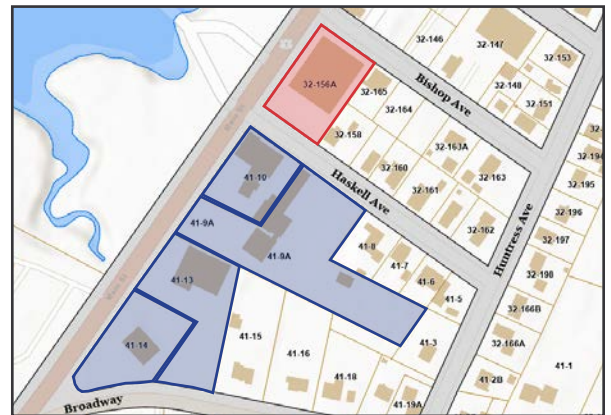
12,000± SF | .60± acres | \$1,800,000



222 Main Street, South Portland, ME

Property Highlights

- *Direct access to I-295 and Portland Peninsula*
- *Three (3) loading docks*
- *Great visibility on US Route One*



Property Description

We are pleased to offer a well-located warehouse/distribution building with three (3) loading docks, 20'± clear height, sprinkler system, and municipal utilities. Great location near Cash Corner and I-295.

Broker Contact

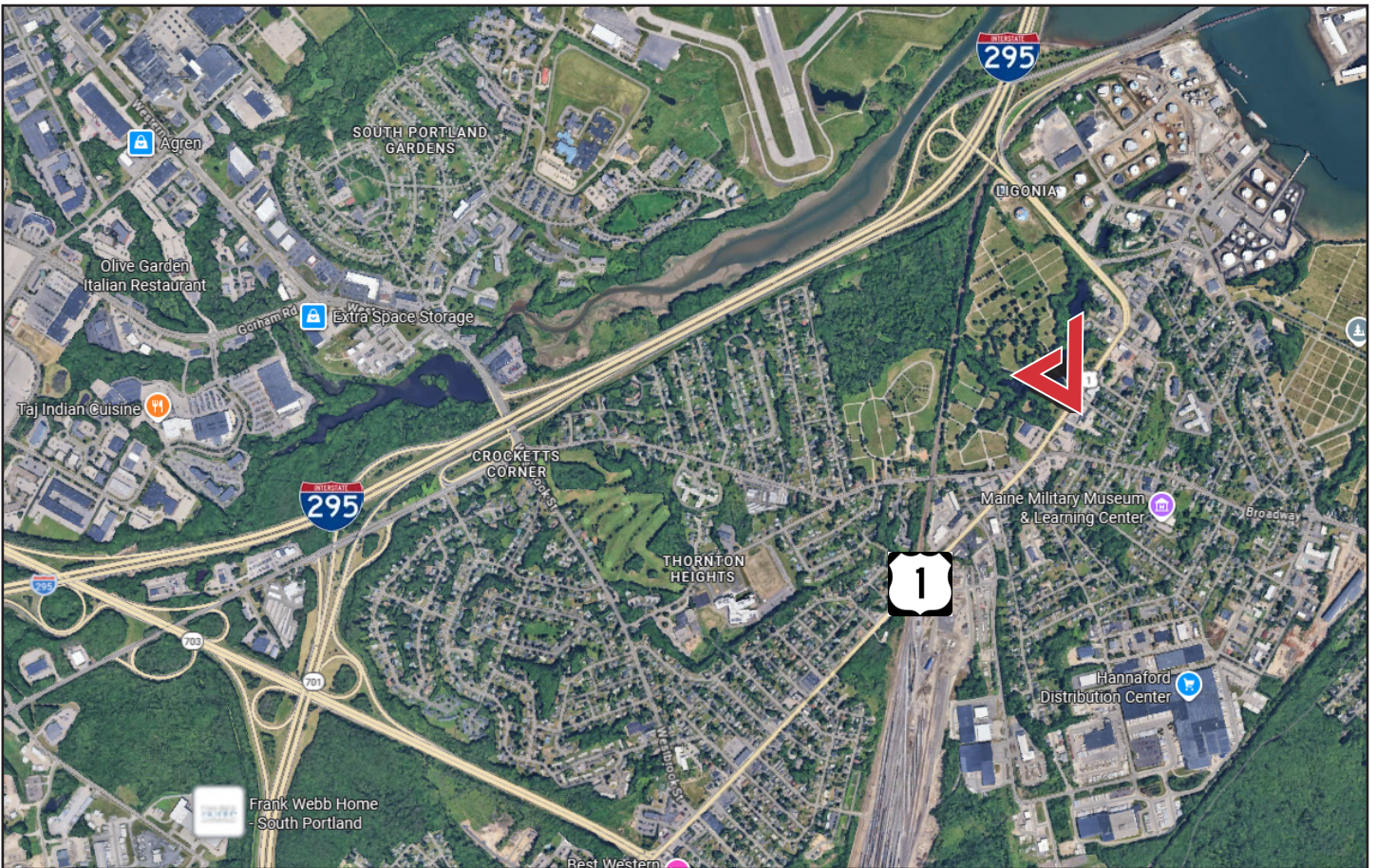
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Property Overview

Owner	BLK Limited Liability Company
Building Size	12,000± SF
Lot Size	0.60± acres
Space Breakdown	Warehouse/Storage : 11,200± SF Office : 800± SF
Assessor's Reference	Map 32, Lot 156-A
Deed Reference	Book 11780, Page 60
Zoning	Commercial (C)
Building Age	1996
Building Construction	Butler metal building
Roof	Metal
Siding	Metal
Flooring	Concrete slab
Utilities	Municipal water and sewer, natural gas
Ceiling Height	20'±
Loading Docks	Three (3)
Drive-in OHDs	None
Heat	Gas-fired radiant tube heater in warehouse
Electrical	225 Amp, 240 volt, 3-phase
Lighting	Fluorescent and LED fixtures
Sprinkler System	Full coverage with wet-pipe system
Miscellaneous	<ul style="list-style-type: none">The property is leased through December 31, 2027 for \$120,000/year NNN or \$10,000/month NNNHot water boiler for commercial dishwasher and laundry equipment

FOR SALE : \$1,800,000



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.