

FOR LEASE

Mixed-Use/Warehouse

4,400 - 56,611± SF | \$10 - \$12/SF NNN



250 Read Street, Portland

Property Highlights

- 12' & 18' ceiling heights
- Extensive loading and access options
- Portland center location; 2± miles to I-295
- Flexible layouts



Property Description

We are pleased to offer for lease a subdividable, multi-bay and mixed-use commercial property, providing a functional balance of industrial and high quality office needs. The warehouse bays feature with multiple 10-foot dock-high loading doors, one 16-foot drive-in overhead door, two 14-foot drive-in overhead doors that access a pair of 10-foot internal loading docks and two full sized and full access loading docks adjacent to a 2± acre paved parking/loading area. Portions or all of the outside secure land can be made apart of the lease offering. Contact the brokers for pricing and timing guidance.

Broker Contact

Justin Lamontagne, CCIM, SIOR | justin@dunhamgroup.com

Joe Atwood | joe@dunhamgroup.com

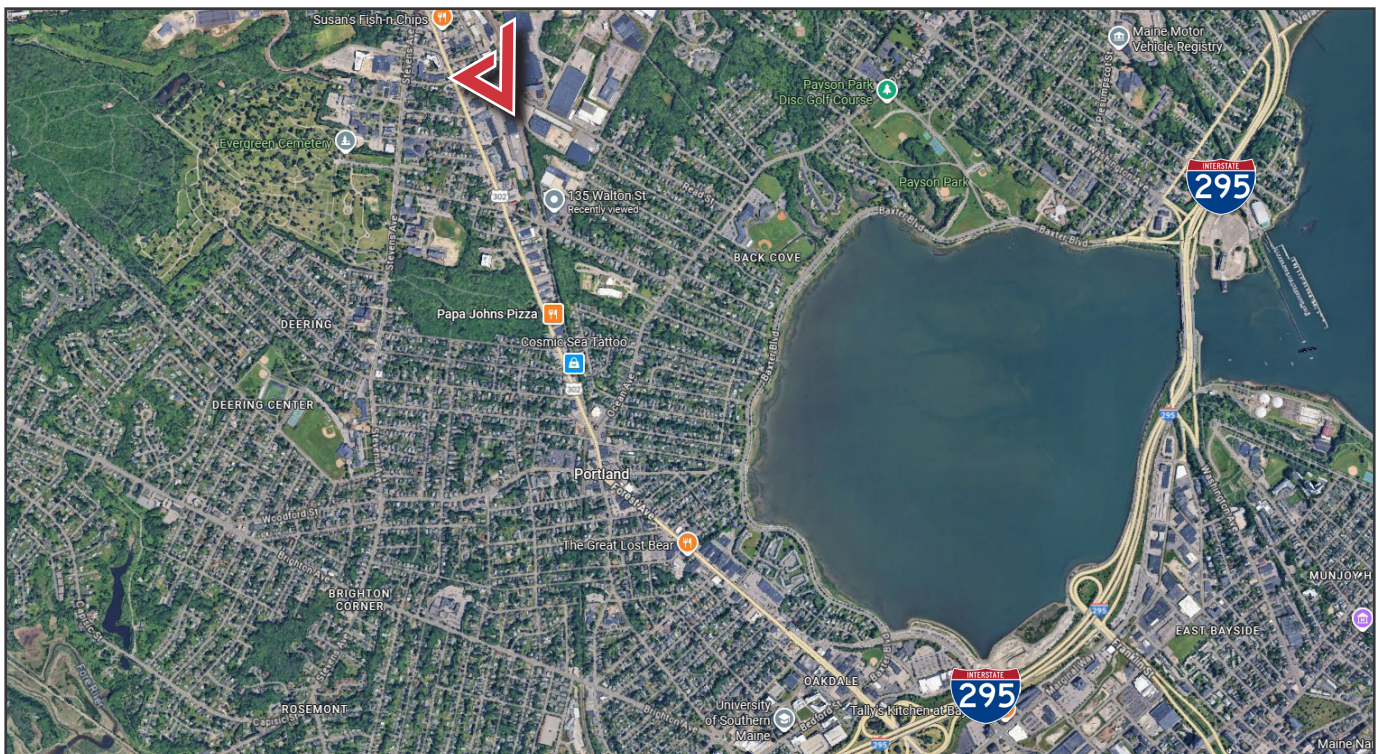
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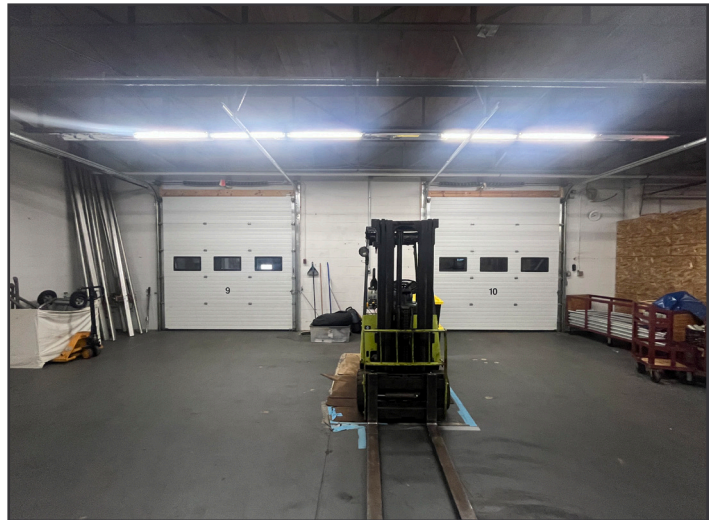
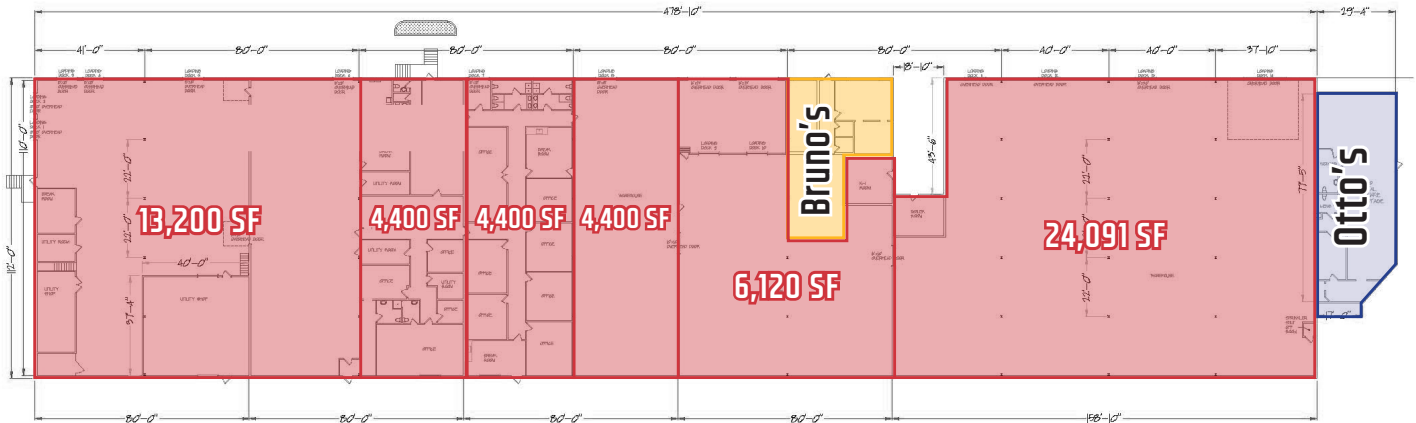
Property Overview

Landlord	JJ&L Corp
Building Size	55,315± SF
Available Space	4,400 - 56,611± SF - multiple bays
Assessor's Reference	Map 147, Block A, Lots 22-23-28
Zoning	I-L (Low-Impact Industrial)
Building Construction	Brick and concrete block
Ceiling Height	14' - 18'±
Loading Doors	Five (5) - 10', two (2) 10' internal loading docks, and two (2) full-access loading docks
Drive-in OHD	One (1) - 16' and two (2) - 14'
Utilities	Public water, sewer
Sprinkler System	Partially sprinkled
HVAC	Partially conditioned, HVAC rooftop units have been purchased and will be installed
Timing	See brokers

FOR LEASE : \$10.00 - 12.00/SF NNN



Building Layout



250 Read Street



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.