

# FOR LEASE

## Mixed-Use/Warehouse

12,000 - 31,900± SF | \$10.00/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 27,500± SF of warehouse space along with 4,400± SF of office space, providing a functional balance of industrial and administrative areas. The warehouse is equipped with five 10-foot dock-high loading doors, one 16-foot drive-in overhead door, and two 14-foot drive-in overhead doors that access a pair of 10-foot internal loading docks. Yard space is available with warehouse lease. Positioned among established businesses including Otto's, Bruno's, and Leavitt & Parris. This space can accommodate any number of users and businesses.

#### Broker Contact

Justin Lamontagne, CCIM, SIOR | [justin@dunhamgroup.com](mailto:justin@dunhamgroup.com)

Joe Atwood | [joe@dunhamgroup.com](mailto:joe@dunhamgroup.com)

207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)

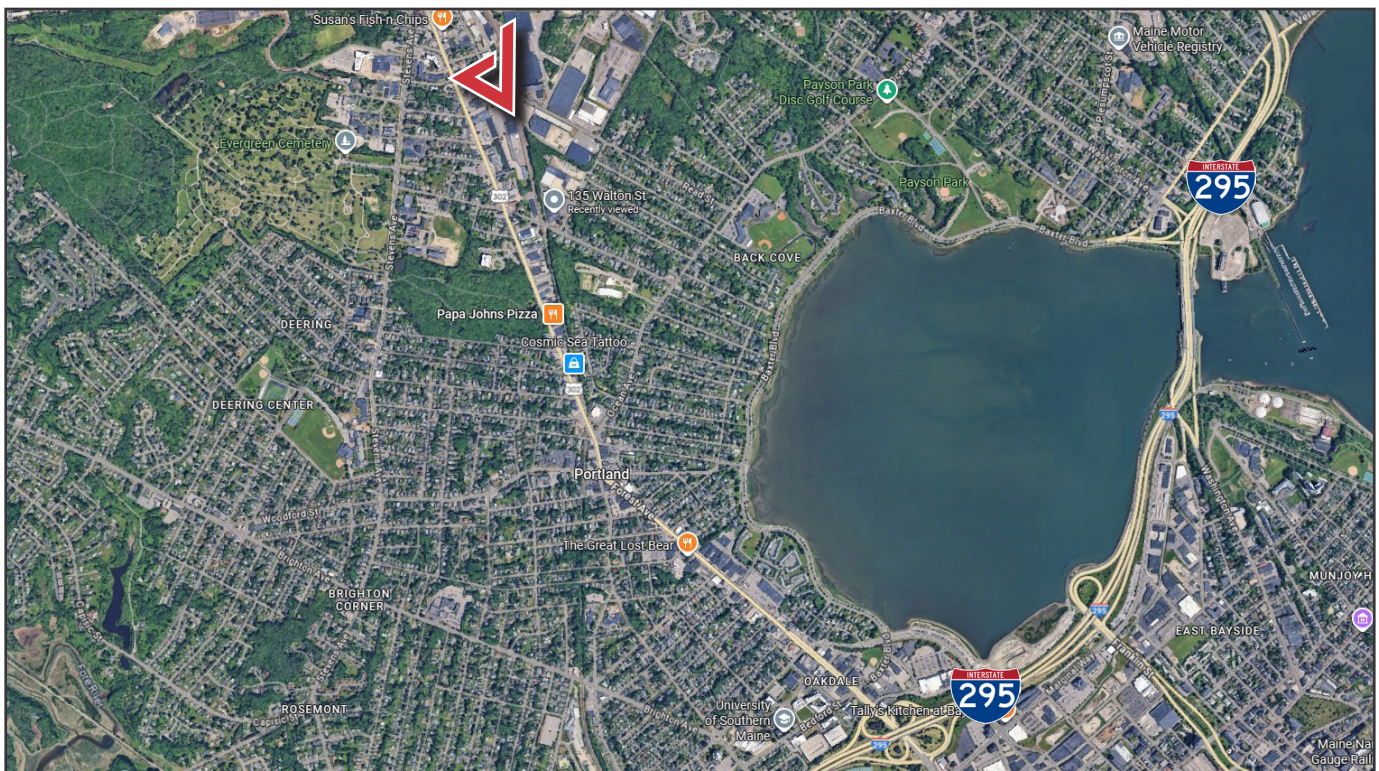




## Property Overview

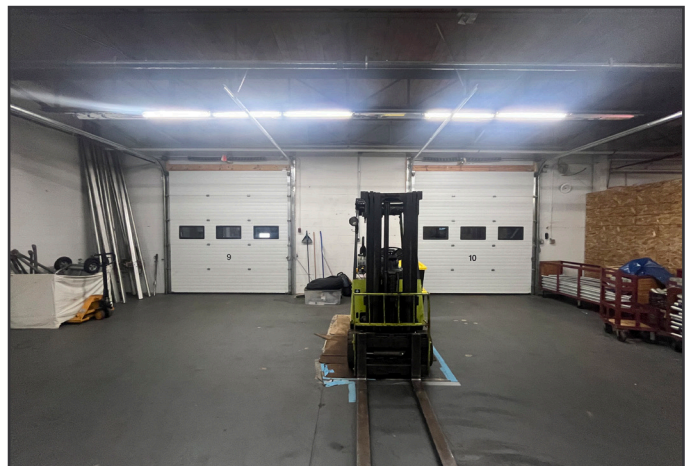
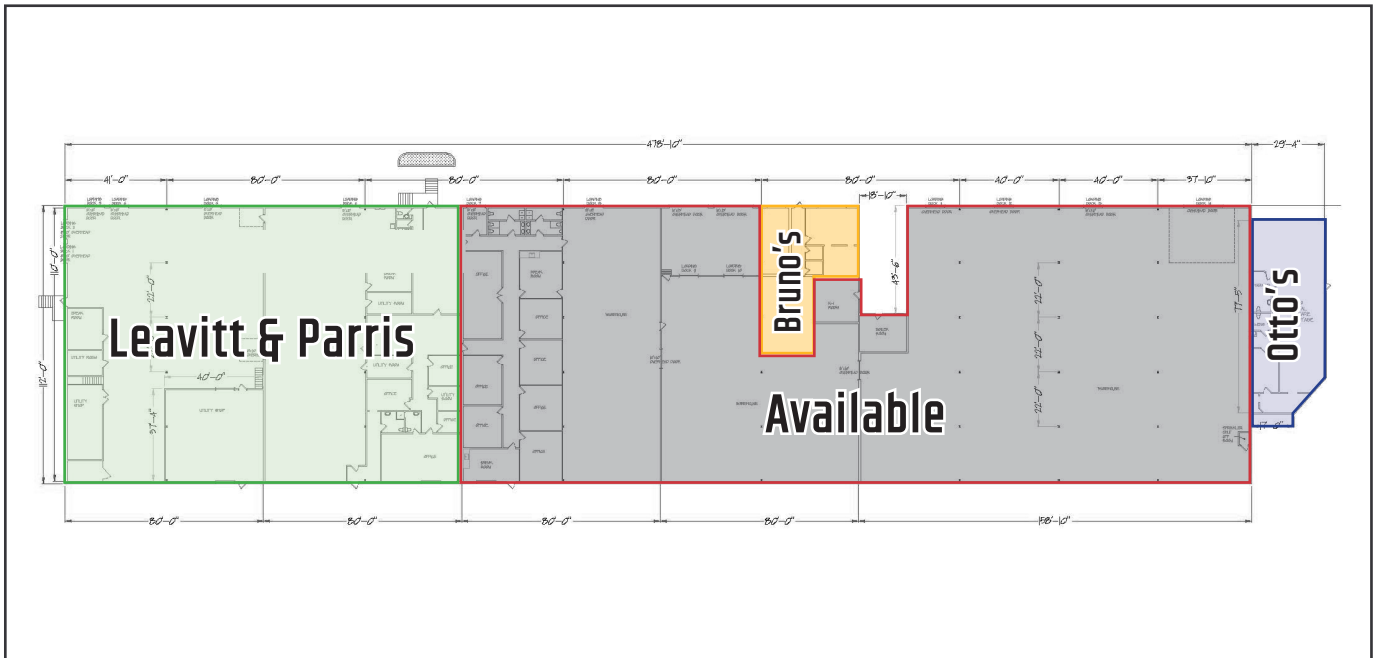
Landlord	JJ&L Corp
Building Size	55,315± SF
Available Space	12,000 - 31,900± SF
Assessor's Reference	Map 147, Block A, Lots 22-23-28
Zoning	I-L (Low-Impact Industrial)
Building Construction	Brick and concrete block
Ceiling Height	14' - 18'±
Loading Doors	Five (5) - 10' and Two (2) 10' internal loading 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

**FOR LEASE : \$10.00/SF NNN**





## Building Layout



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.