

FOR LEASE

Office/Mixed-Use

500 - 2,000± SF | \$16.00/SF MG



306 Warren Avenue, Portland

Property Highlights

- *Excellent Location, Visibility & Signage*
- *Easy Access to I-95 & Forest Avenue*
- *Professionally managed property*
- *Facade upgrades - Summer 2023*



Property Description

We are pleased to offer 500 - 2,000± SF of 2nd floor office space for lease at 306 Warren Avenue, Portland. The building consists of a mix of retail, warehouse and office space. The property offers excellent visibility on Warren Avenue, ample parking and easy access to I-95 and Forest Avenue.

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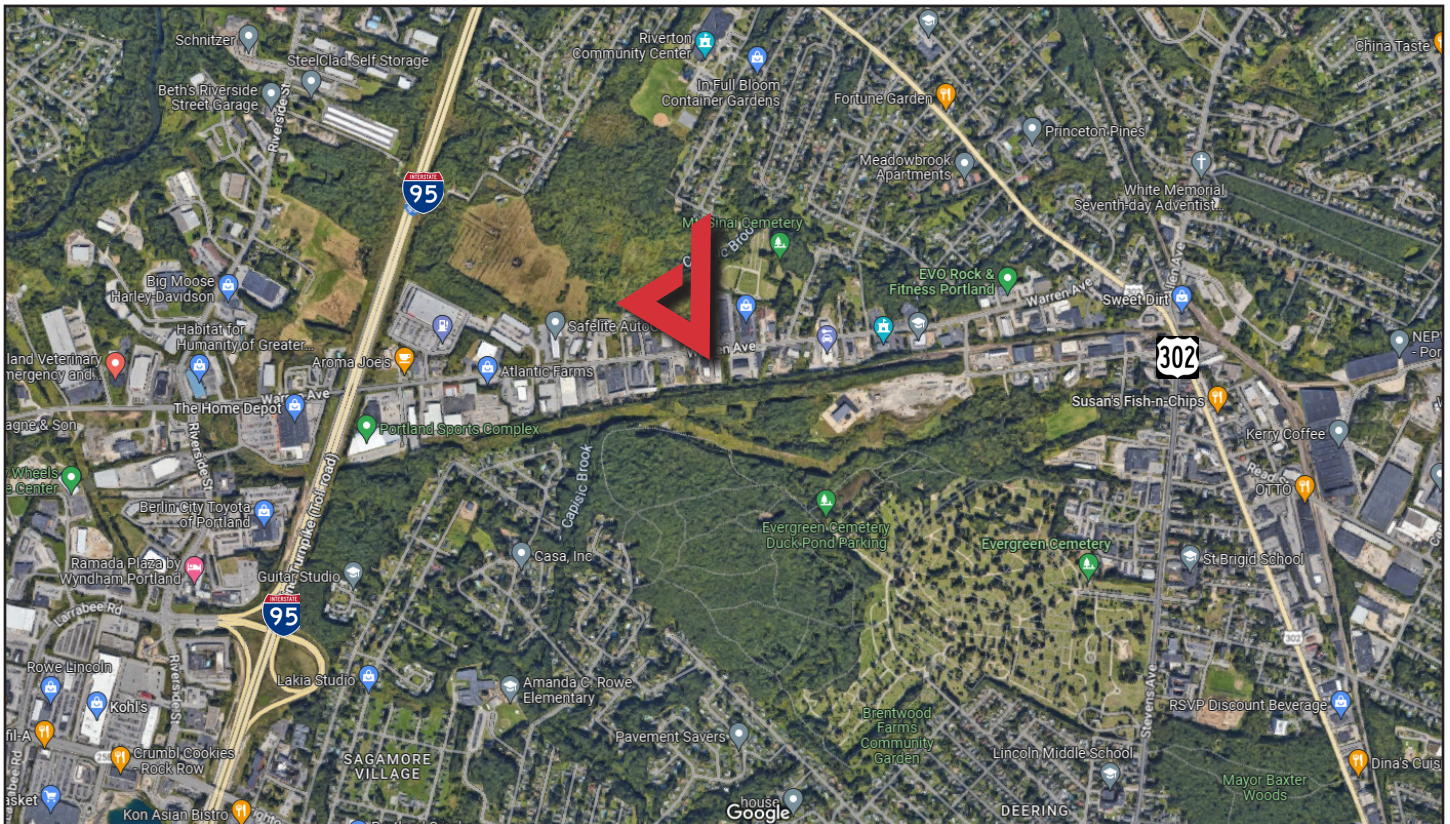
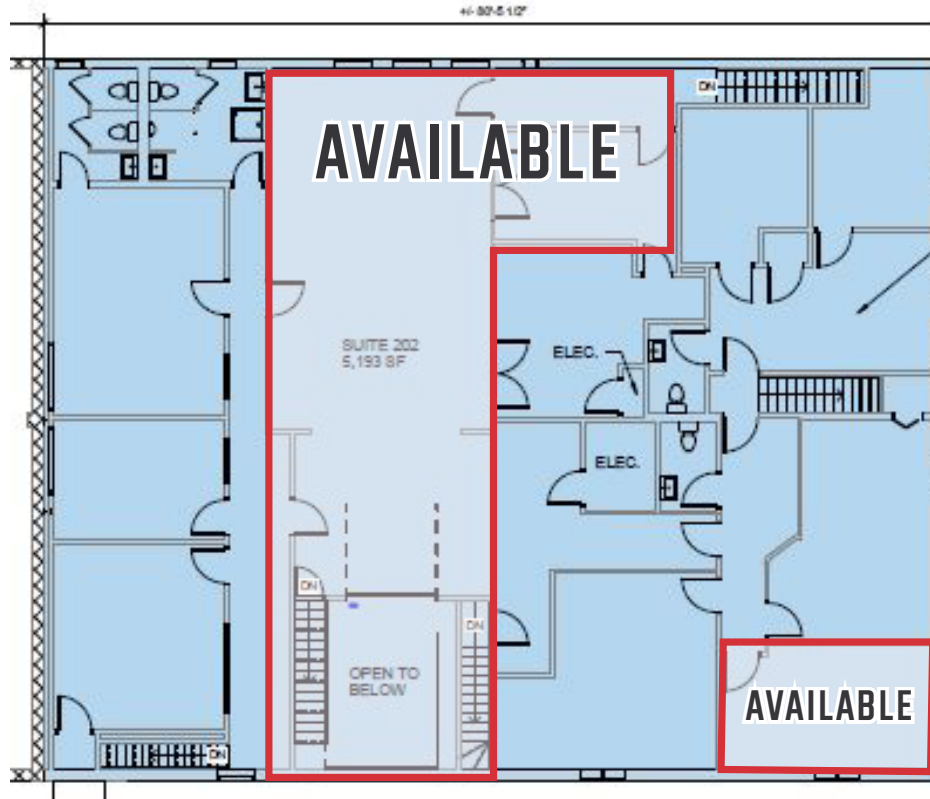
306 Warren Avenue

Property Overview

Assessor's Reference	Map 296, Block E, Lot 1
Deed Reference	Book 37641, Page 188
Real Estate Taxes	\$16,142.82 (2023)
Zoning	B4 - Commercial Business
Building Size	15,360± SF
Available Space	2nd Floor : 500 - 2,000± SF office space
Lot Size	.6842± acres
Year Built	1950
Construction	Steel framed
Roof	Rubber membrane & metal
Heat	Central/natural gas-fired furnace with hot water distribution
Utilities	Public water and sewer, natural gas, electric, telephone & cable
Road Frontage	97'± on Warren Avenue
Traffic Counts	17,540± vehicles per day
Overhead Doors	Five (5)
Sprinkler System	Yes, wet system
Suite Improvements	Landlord is willing to perform renovations to suites for tenants specific needs.
Miscellaneous	Tenant is responsible for its pro-rata share of utilities. All spaces will have HVAC - mini split system and central heat.

FOR LEASE : \$16.00/SF Modified Gross

Second Floor : 500-1,000± Office/Storage Space



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.