

FOR SUBLEASE

Flex/Service Space

3,288± SF | \$19.00/SF NNN



31 Diamond Street, Portland

Property Highlights

- *Desirable East Bayside location*
- *Excellent visibility and signage potential*
- *Free on-site parking*

Property Description

We are pleased to offer 3,288± SF of flex/service space for lease at 31 Diamond Street in Portland. The space was formerly home to Freedom's Edge Cider and features brand new build out and tasting room infrastructure. The property is located in the East Bayside District which houses breweries, coffee roasters, distilleries, furniture stores, parts distributors, and retailers. East Bayside is one of Portland's most desirable and diverse neighborhoods due to its location, easy access, and parking. Join Bite Into Maine, Orange Bike Brewery, and Toad & Co.



Broker Contact

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31 Diamond Street

Property Overview

Owner	31 Diamond Street, LLC	
SubLandlord	Freedom's Edge, LLC	
Assessor's Reference	Map 23, Block E, Lots 1 & 9	
Building Size	22,034± SF	
Available Space	2,416± SF	1st Floor
	872± SF	Mezzanine
	3,288± SF	Total
Lot Size	0.98± acres	
Construction	Concrete block & steel	
Ceiling Height	8' - 17'±	
Lighting	New commercial fixtures	
Electrical	1200 amp, 3-phase, 4-wire	
Restrooms	Four (4), unisex stalls	
Zoning	Industrial Zone (I-IB)	
Overhead Doors	One (1), glassed-in	
Miscellaneous	The building was completely renovated in 2023	

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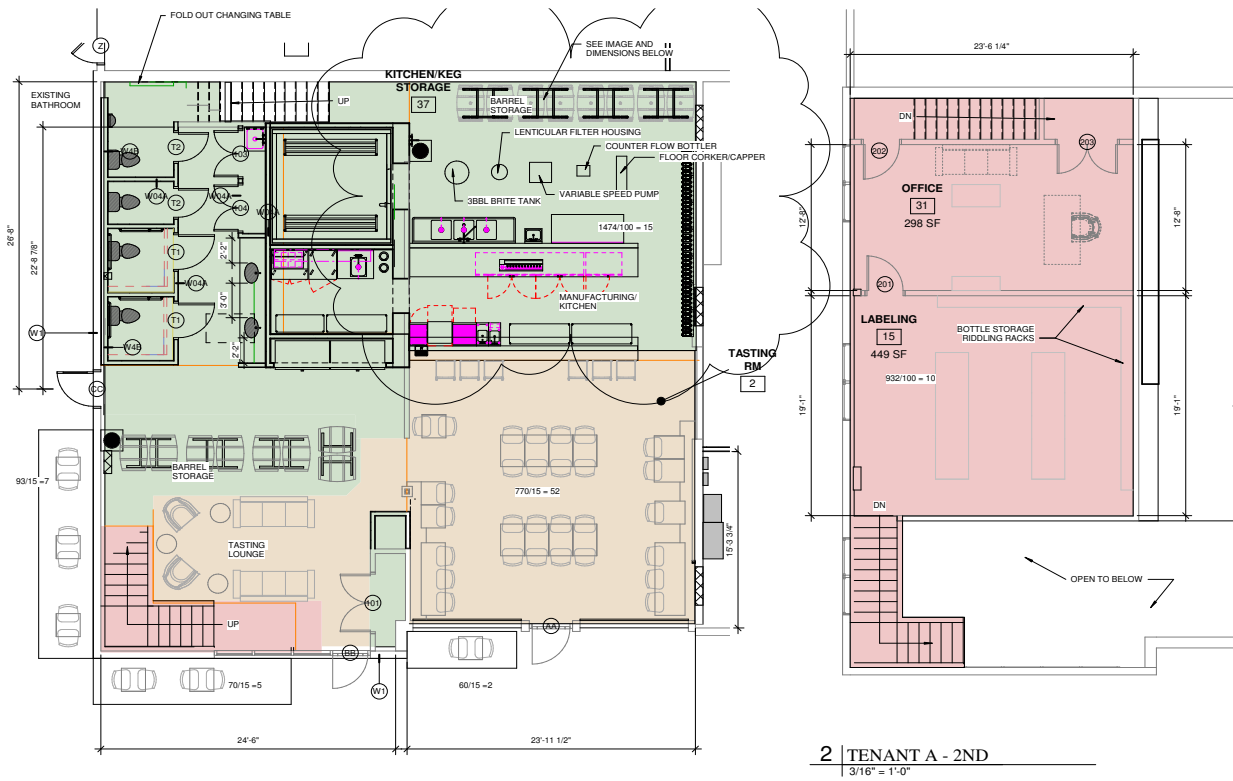
JOIN OTHER TENANTS :



31 Diamond Street



31 Diamond 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.