

For Lease  
Industrial/Flex  
2,800 - 22,034± SF



## 31 Diamond Street

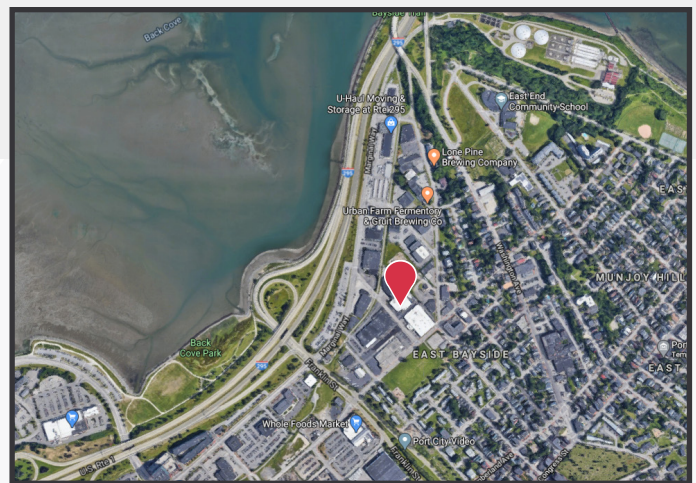
Portland, Maine

### Property Highlights

- Desirable East Bayside location
- Excellent visibility and signage potential
- Flexible zoning - multiple uses permitted

### Property Description

We are pleased to offer a 19,234± SF warehouse/flex/retail building as well as a 2,800± SF warehouse building for lease. The larger building can be subdivided down to 3,000± SF. 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 neighborhoods due to its location, easy access, and free parking.



### Broker Contact

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## Property Overview

|                     |  |                                |
|---------------------|--|--------------------------------|
| Owner               | 31 Diamond Street, LLC   |                                |
| Assessors Reference | Map 23, Block E, Lots 1 & 9  |                                |
| Building Sizes      | Building 1: 19,234± SF<br>Building 2: 2,800± SF<br>Total: 22,034± SF   |                                |
| Lot Size            | 0.96± acres  |                                |
| Year Built          | 1967   |                                |
| Construction        | Concrete block & steel   |                                |
| Roof                | Building 1: Flat-rubber membrane   | Building 2: Pitched            |
| Ceiling Height      | Building 1:<br>Office Area: 8' - 11'<br>Warehouse: 13'6"   | Building 2:<br>13' - 17'       |
| Lighting            | Office: LED Fixtures   | Warehouse: Florescent Fixtures |
| Electrical          | 1200 Amp, 3-Phase, 4 wire  |                                |
| HVAC                | Building 1 Office: Roof top natural gas fired HVAC units - forced air distribution<br>Warehouse: Nine (9) hanging natural gas fired modine units - FHA distributed |                                |
| Sprinklers          | Full coverage wet system (Building 1 only)   |                                |
| Zoning              | Industrial Zone (ILB)  |                                |
| Overhead Doors      | Building 1:<br>Side OHD: One (1) 15' x 9'6"; One (1) 8' x 8'; One (1) 12' x 12'<br>Front OHD: Three (3) 16' x 13'6"<br>Building 2:<br>One (1) 12' x 12'            |                                |
| Loading Dock        | One (1) portable loading dock  |                                |
| Restrooms           | One (1) set in office area<br>One (1) set in warehouse   |                                |

**FOR LEASE: \$12.00/SF NNN**  
**Estimated NNN's: \$3.45/SF**



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