

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

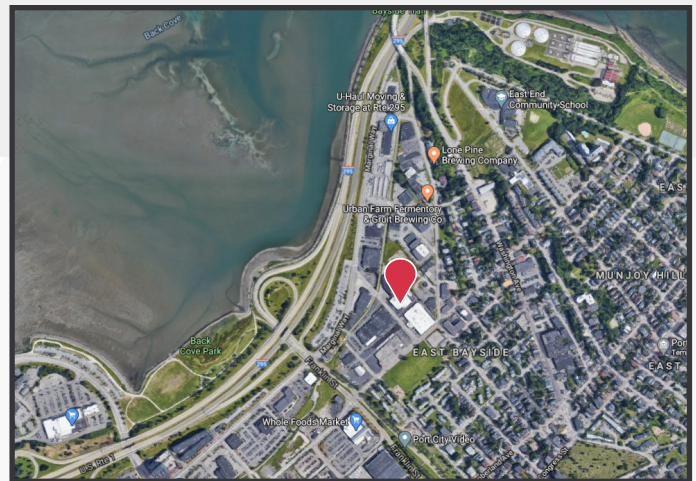


## 31 Diamond Street

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

Tom Moulton, CCIM, SIOR  
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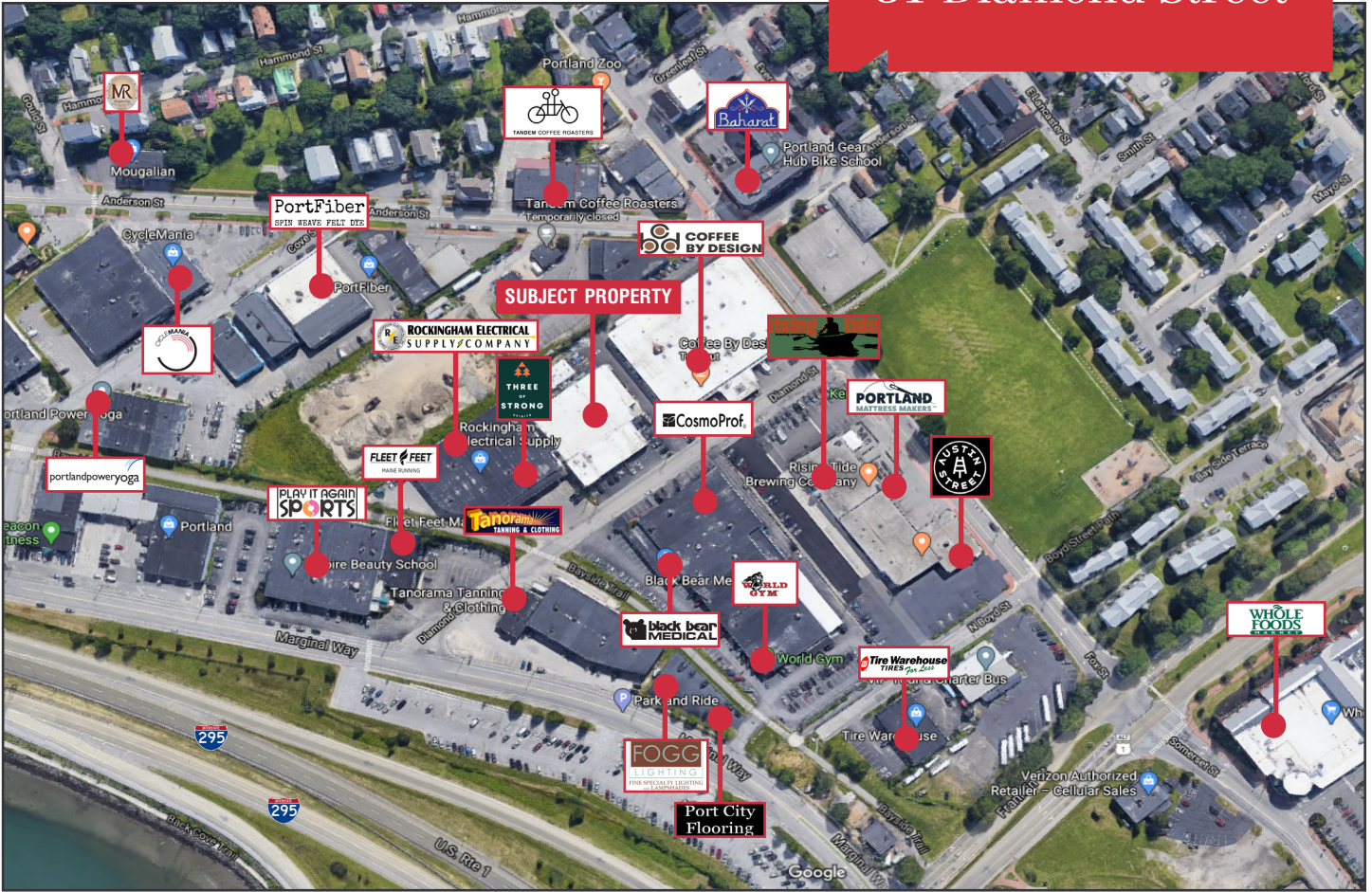
## Property Overview

Owner	31 Diamond Street, LLC	
Assessors Reference	Map 23, Block E, Lots 1 & 9	
Building Sizes	Building 1: 19,234± SF <u>Building 2: 2,800± SF</u> 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: Office Area: 8' - 11' Warehouse: 13'6"	Building 2: 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 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: Side OHD: One (1) 15' x 9'6"; One (1) 8' x 8'; One (1) 12' x 12' Front OHD: Three (3) 16' x 13'6" Building 2: One (1) 12' x 12'	
Loading Dock	One (1) portable loading dock	
Restrooms	One (1) set in office area One (1) set in warehouse	

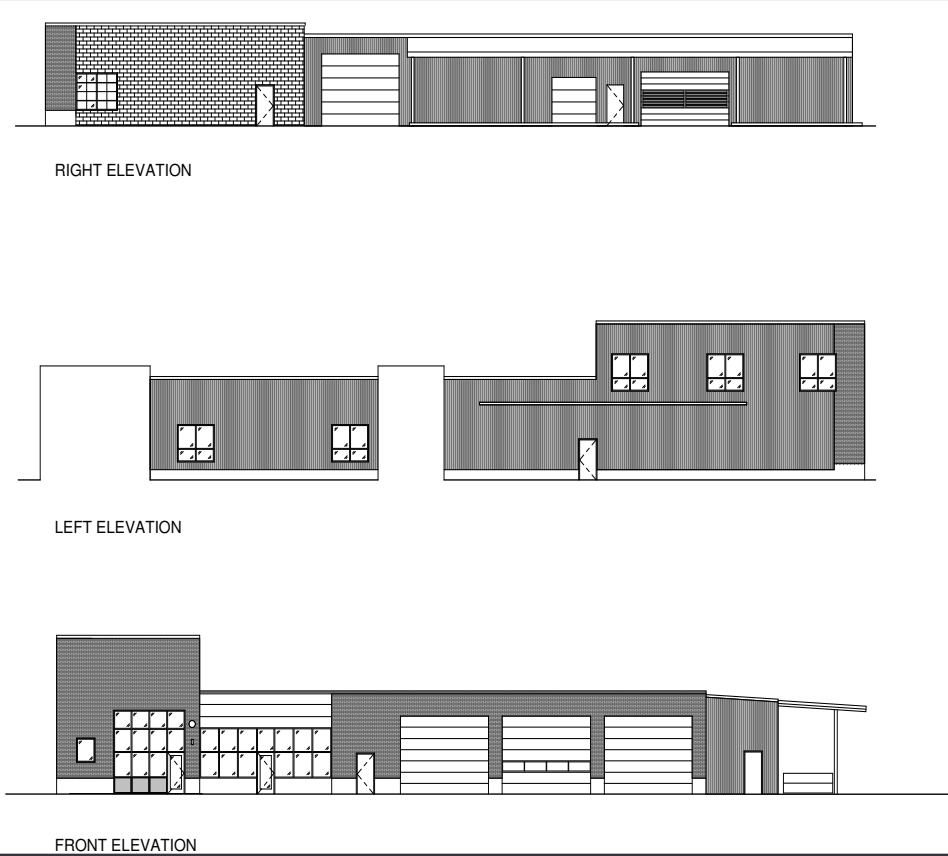
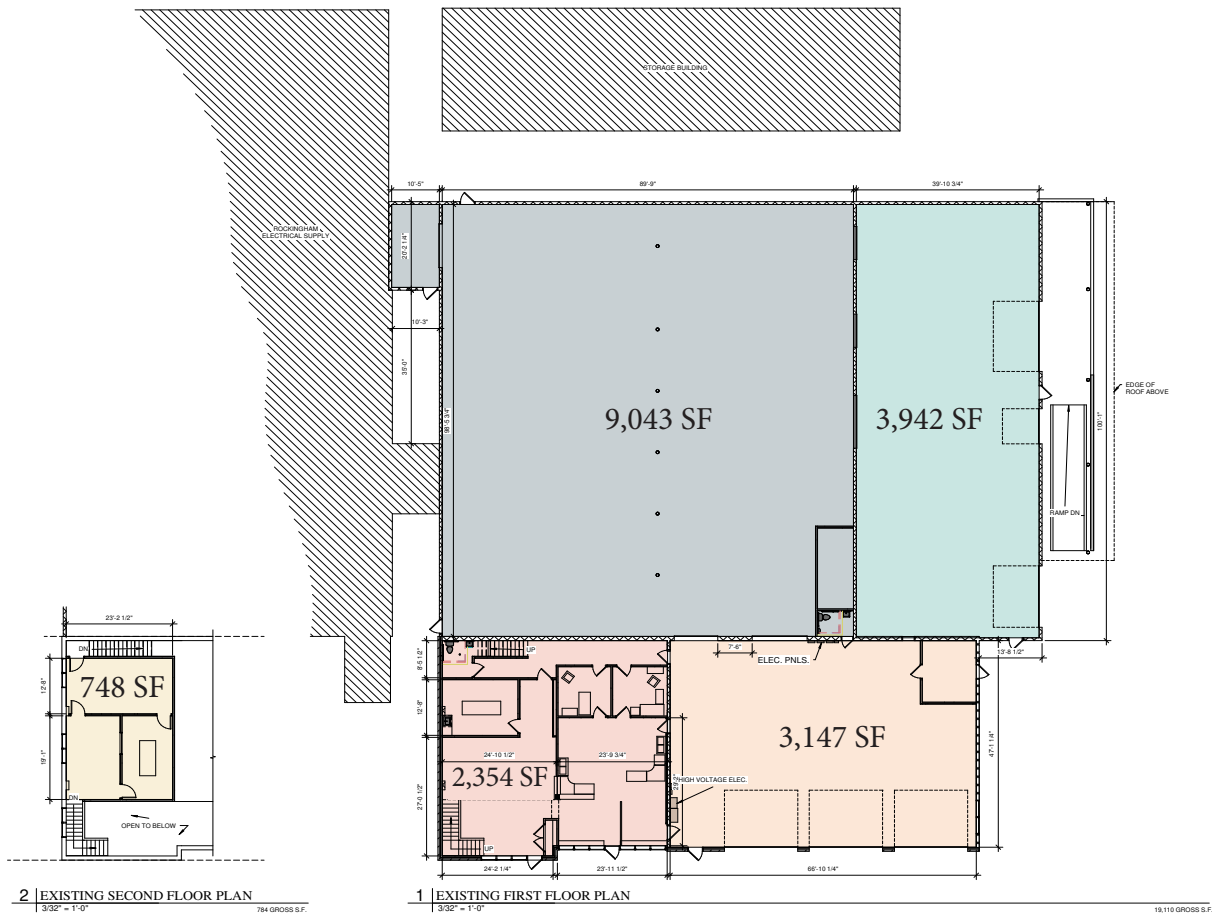
**FOR LEASE: \$12.00/SF NNN**  
**Estimated NNN's: \$3.45/SF**



## 31 Diamond Street







Date: 5 AUG 2020	Scale: 1/8" = 1'-0"	ELEVATIONS	Architect: <b>ARCHETYPE ARCHITECTS</b> 31 Union Street Portland, Maine 04101 Tel: 207.555.1234	Project: 31 DIAMOND STREET PORTLAND, MAINE	Architect: PH MA