

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

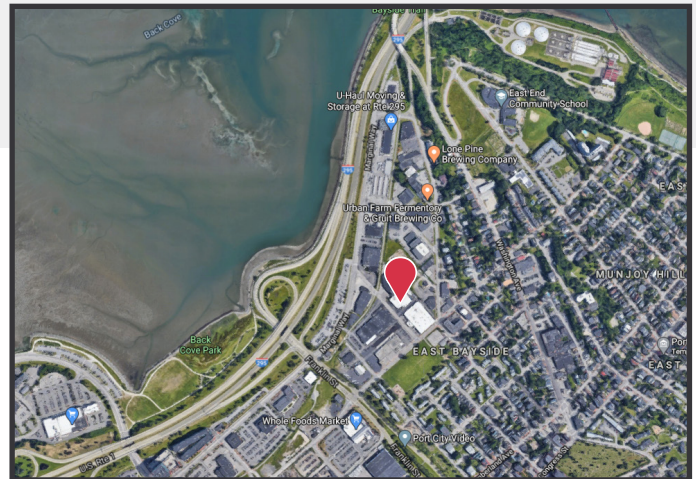


31 Diamond Street

Portland, Maine

Property Highlights

- Desirable East Bayside location
- Excellent visibility and signage potential
- Flexible zoning - multiple uses permitted
- Free on-site parking



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. The Property is about to undergo a substantial redevelopment - making it into a Class A Commercial Mixed-Use building.

Broker Contact

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31 Diamond Street

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: New flat-rubber insulated 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: New state of the art HVAC system	
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	New restrooms to be built in each suite per code	

FOR LEASE: \$16.00/SF NNN
Estimated NNN's: \$4.00/SF

