

FOR SUBLEASE

Warehouse/Distribution

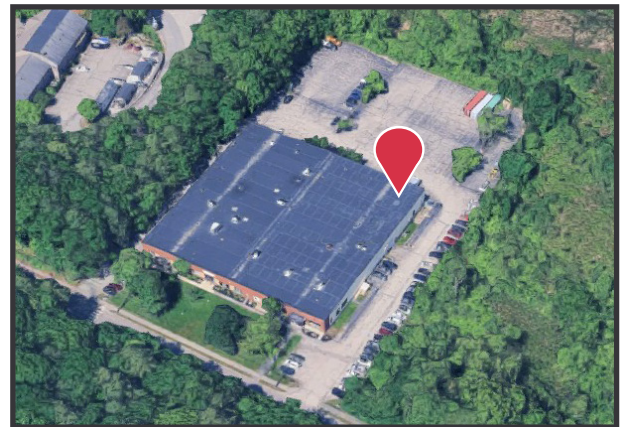
13,708± SF | \$12.30/SF Gross



312 Canco Road, Portland, ME

Property Highlights

- Two (2) loading dock doors
- Gross Rent (includes heat & electricity)
- Approximately 2 miles from I-295 (Washington Ave exit)



Property Description

We are pleased to offer a 13,708± SF warehouse space with two (2) loading docks located between Washington Avenue and Read Street. The lease price includes NNN expenses, heat, and electricity. The space is available for sublease through October 31, 2027.

Greg Hastings, SIOR

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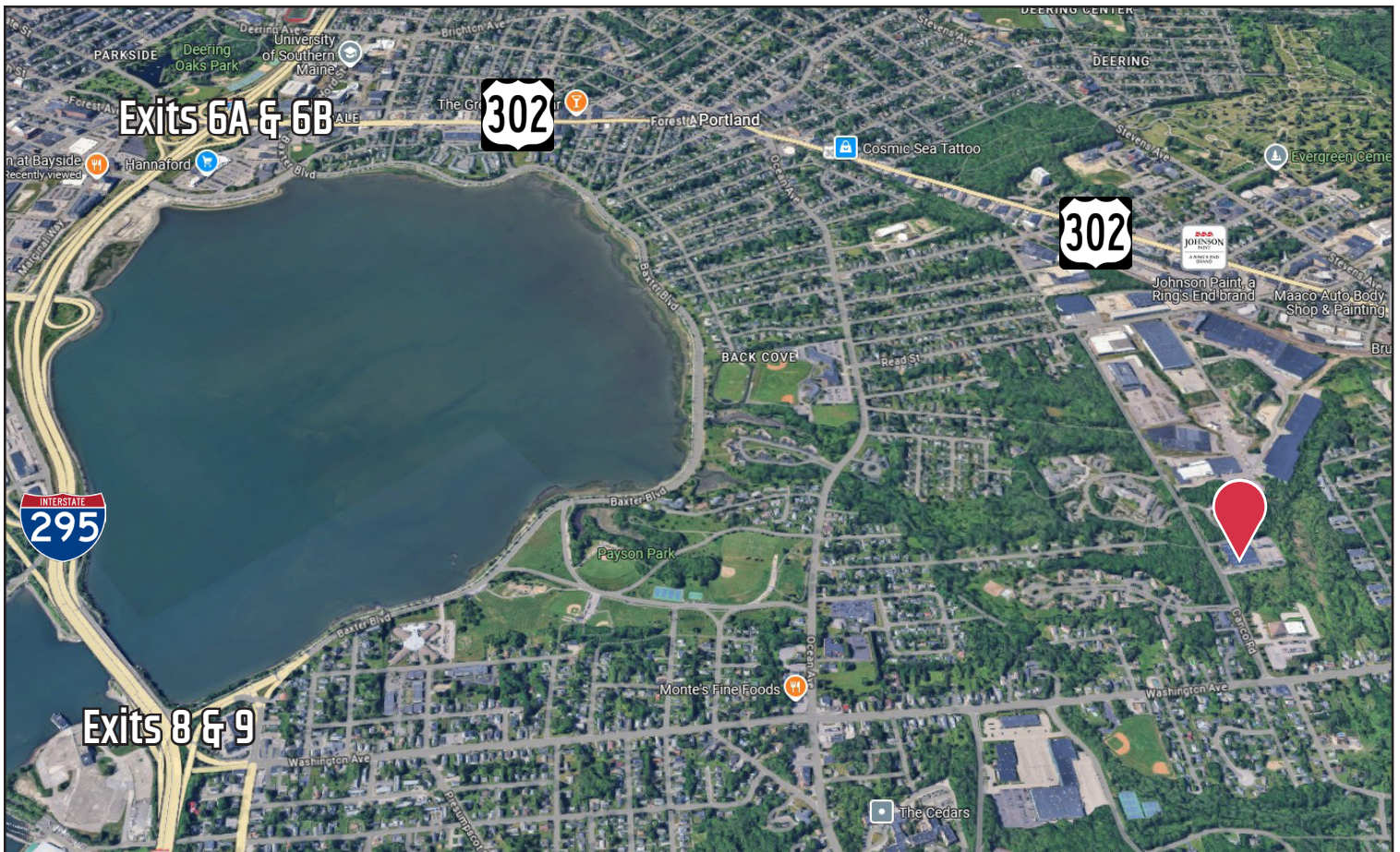
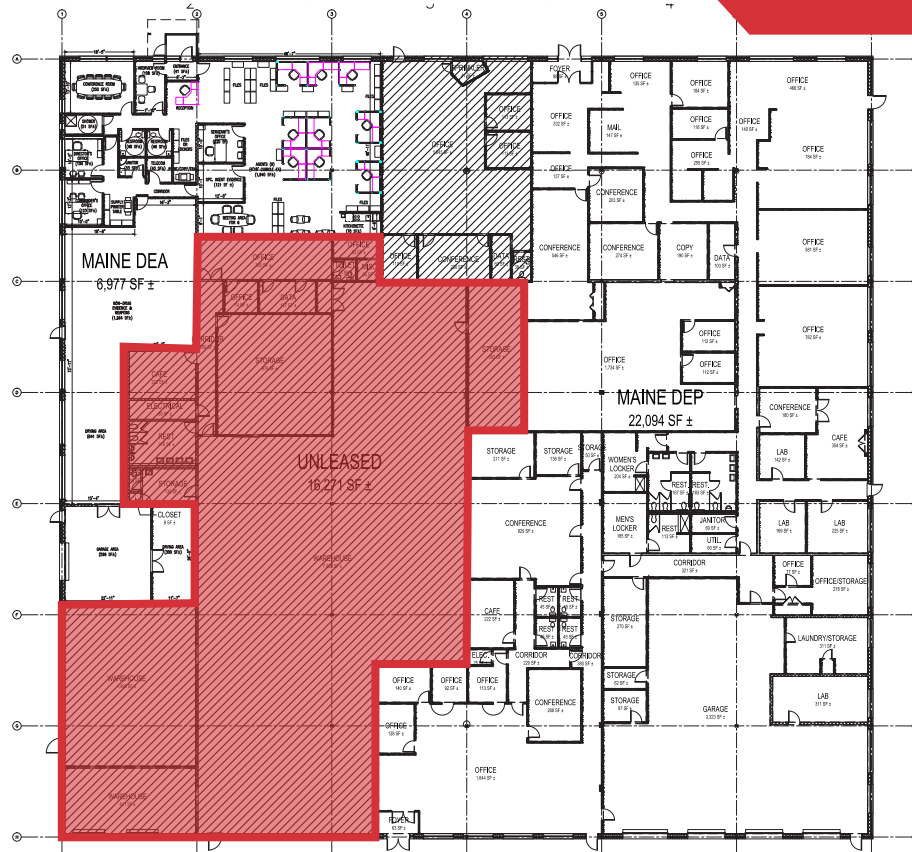
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Property Overview

Owner	Timm Real Estate, LLC
Building Size	44,928± SF
Lot Size	4.14± acres
Zoning	IL-b
Available Space	13,708± SF
Assessor's Reference	Map 153, Block A, Lot 17 and Map 154, Block B, Lot 2
Building Construction	Concrete block with brick facade
Roof	Rubber membrane
Siding	Concrete block
Flooring	Concrete
Utilities	Municipal water and sewer, natural gas
Ceiling Height	14'±
Loading Docks	Two (2), one (1) with load leveler
Drive-in OHD	None
HVAC	Gas-fired FHA heaters
Lighting	LED fixtures
Sprinkler System	Yes, wet pipe system
Parking	Ample, paved parking
Miscellaneous	Ventilation fan

FOR LEASE : \$12.30/SF GROSS



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.