



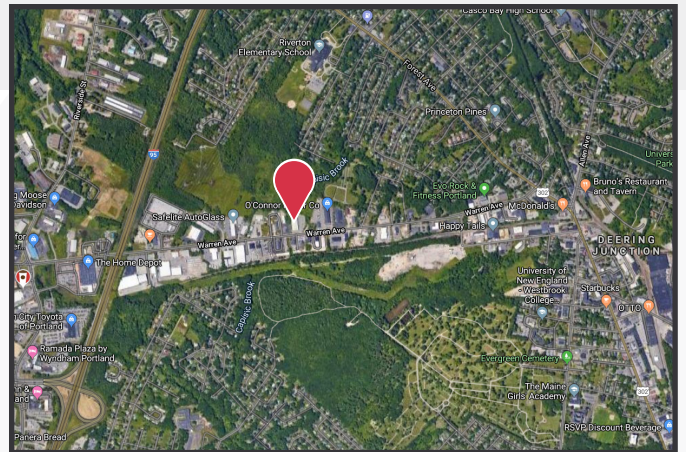
For Lease  
Industrial/Mixed-Use  
10,000± SF | \$10.00/SF NNN

## 331 Warren Avenue

Portland, Maine

### Property Highlights

- Air-conditioning throughout
- Drive-in OHDs can be installed
- Landlord will renovate the space
- No cannabis uses allowed



### Property Description

This space is located in the front of the building and it is fully air-conditioned. Drive-in OHDs can be installed if needed. The landlord is willing to renovate the space into retail/showroom or industrial space, as necessary.

#### Broker Contact

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## Property Overview

Owner	Olds, LLC
Building Size	20,000± SF
Lot Size	1.87± acres
Available Space	10,000± SF
Assessor's Reference	Map 296, Lot A-7 and Map 303, Lot D-15
Zoning	B4 - Commercial business
Building Age	1973
Construction	Steel Frame with metal siding
Roof	Sloped metal
Flooring	Concrete Slab
Utilities	Municipal water and sewer - Natural gas
Ceiling Height	12'± - 16'±
Column Spacing	25' x 70'
HVAC	Throughout the space
Electrical	400 Amp, 3 Phase
Lighting	Fluorescent lighting throughout
Sprinkler System	Full coverage with a wet-pipe system
Parking	Paved parking for up to 65 vehicles
Accessibility	Approximately two (2) miles from Maine Turnpike Exit 48

**LEASE RATE : \$10.00/SF NNN**