

# FOR LEASE

Flex/Warehouse

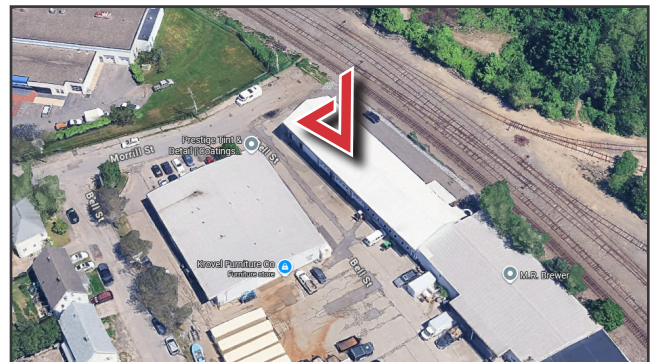
1,350 & 2,400± SF



## 43 Morrill Street, Portland

### Property Highlights

- 2 Flex Suites Available
- On-site Parking
- Minutes from I-295 & I-95



### Property Description

We are pleased to offer two office/flex warehouse spaces for lease at 43 Morrill Street in Portland. Suite 1 consists of 1,350± SF of office/shop space on 2 floors, and Suite 2 consists of 2,400± SF of industrial warehouse space with three overhead drive-in doors. The suites can be combined for a total of 3,750± SF. Located just off Forest Avenue and minutes from downtown Portland, the property is conveniently located and offers on-site parking.

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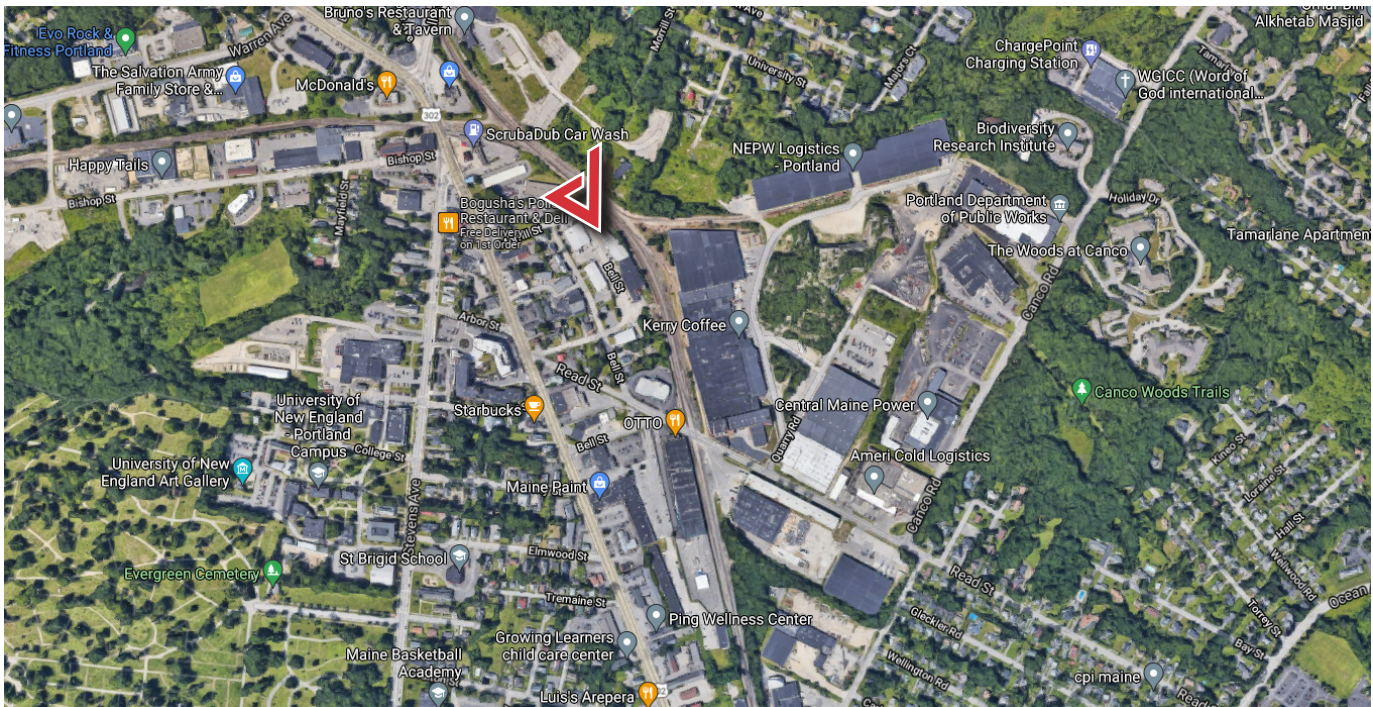
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## Property Overview

Owner	Morrill Street Associates
Available Space	Suite 1: 1,350± SF office/shop space on two floors Suite 2: 2,400± SF industrial/warehouse with 3 garage bays and mezzanine Combined: 3,750± SF
Year Built	1930 - renovated 2017
Restroom	One per unit
HVAC	Gas-fired forced hot air
Overhead Doors	Suite 2: Three total. One (1) 16'x14' - One (1) 14'x14' - One (1) 14'x16'
Zoning	IL

**FOR LEASE : SUITE 1 \$1,700/month MG - SUITE 2 \$3,000/month MG**  
**Tenants pay heat & electricity**



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.