

# FOR LEASE

## Office Space

22,000± SF | \$10.00/SF NNN



## 7 Rand Road, Portland

### Property Highlights

- *Subdividable (down to 8,000± SF)*
- *Less than 1 mile from Maine Turnpike Exit 47*
- *Ample on-site parking*
- *Brand new natural gas HVAC system*



### Property Description

We are pleased to offer up to 22,000± SF of recently renovated, highly accessible Portland office space for lease. 7 Rand Road is located less than 1 mile from Maine Turnpike/I-95 Exit 47 and offers ample on-site parking. Join Brockway Smith in this new, flexible office location with on-site parking and immediate access to neighborhood amenities.

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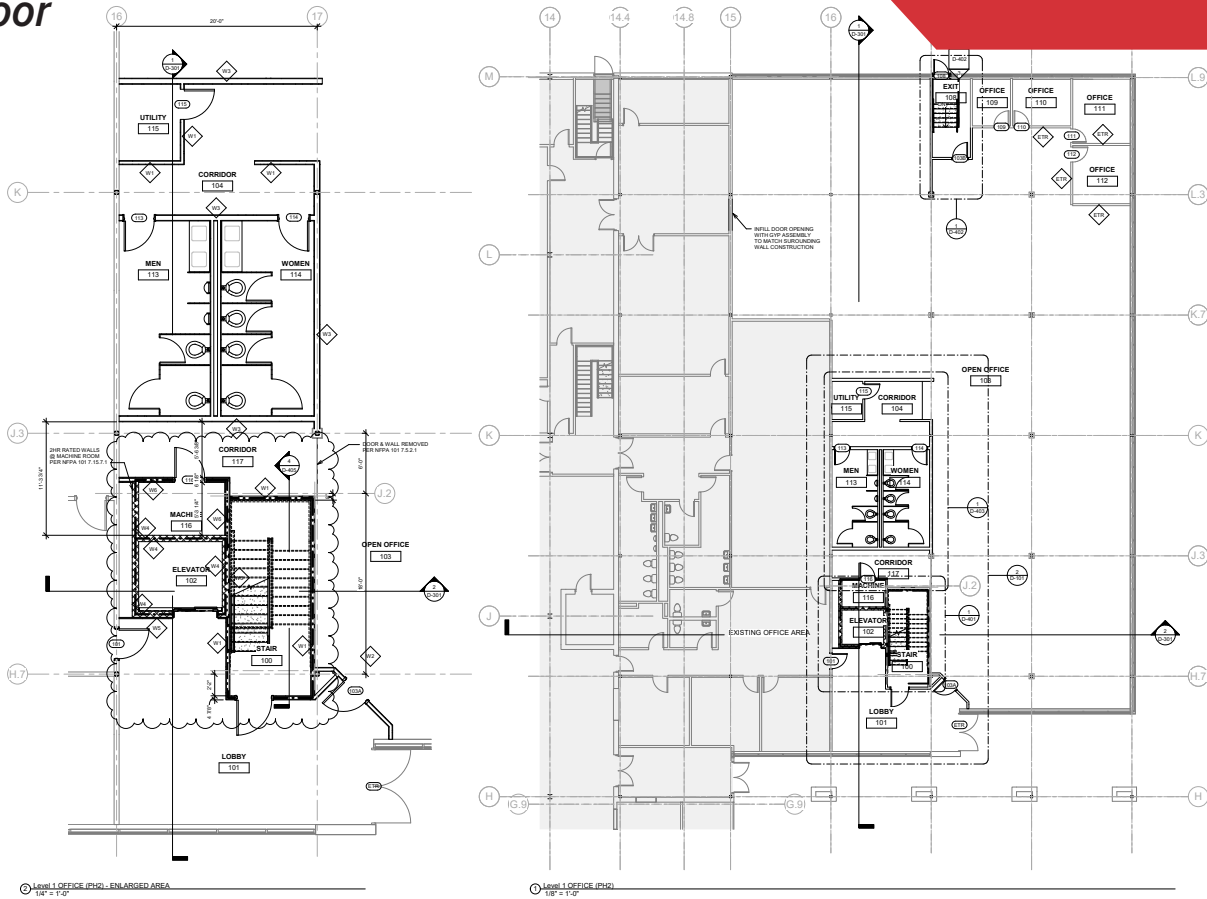
## Property Overview

Owner	Brockway Smith Company
Assessor's Reference	Map 262, Lot A, Block 1
Deed Reference	Book 36556, Page 112
Annual Taxes	\$89,821.91 (FY '22 - '24)
Zoning	IM (Industrial Zone)
Lot Size	18.37± acres
Building Size	242,965± SF
Available Space	22,000± SF - 8,000± SF on the 1 <sup>st</sup> floor and 14,000± SF on the 2 <sup>nd</sup> floor
Year Built	1972; renovations/updated 2022-23
No. of Floors	Two (2)
Heat	Natural gas heat, air conditioned office space
Lighting	LED
Utilities	Municipal water and sewer
Parking	Ample, on-site
Bathroom	Men's & Women's per floor (new 2023)
Accessibility	ADA and elevator access

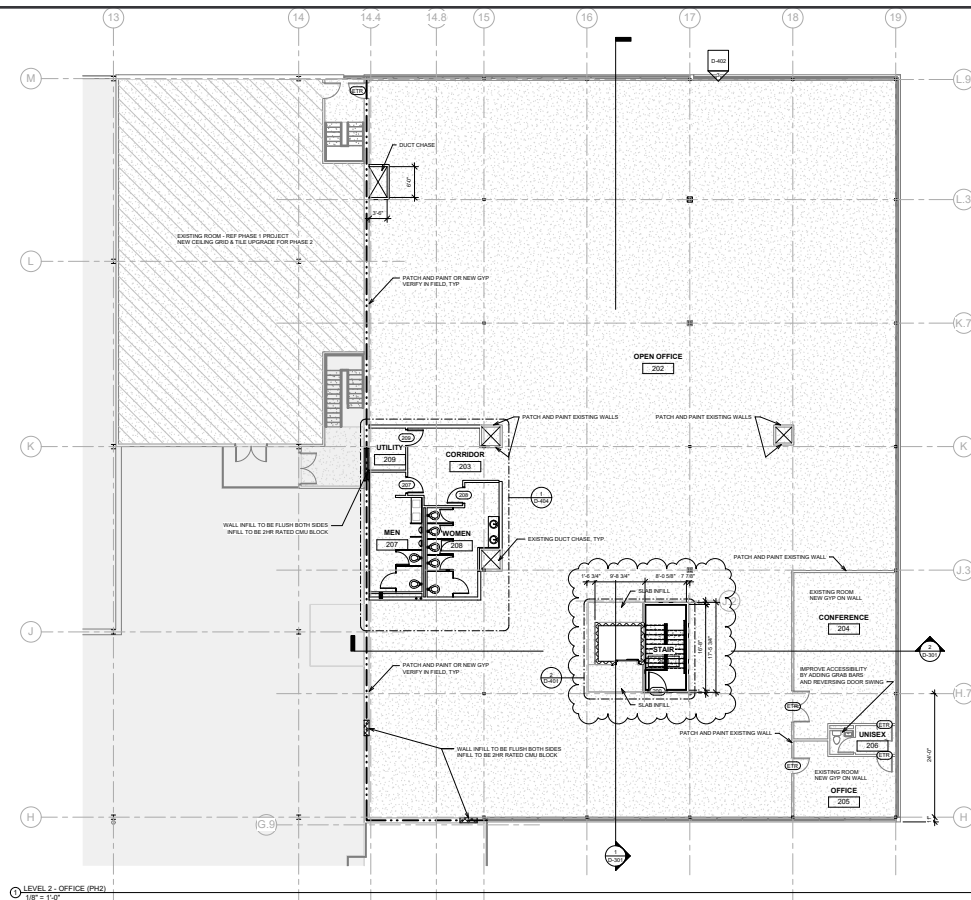
**FOR LEASE : \$10.00/SF NNN**



## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor



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.