

# FOR LEASE

Industrial/Flex Space

2,576± SF | \$12.00/SF MG



## 80 Bell Street, Portland

### Property Highlights

- *Convenient Portland location*
- *On-site parking*
- *Flexible zone allows for various users*



### Property Description

We are pleased to offer this 2,576± SF industrial/flex suite for lease, located at 80 Bell Street in Portland. The space is suitable for a wide range of industrial/workshop and flex uses. Convenient Morrill's Corner location on a quiet side street with easy access to downtown Portland, Rock Row, I-295 and the Maine Turnpike.

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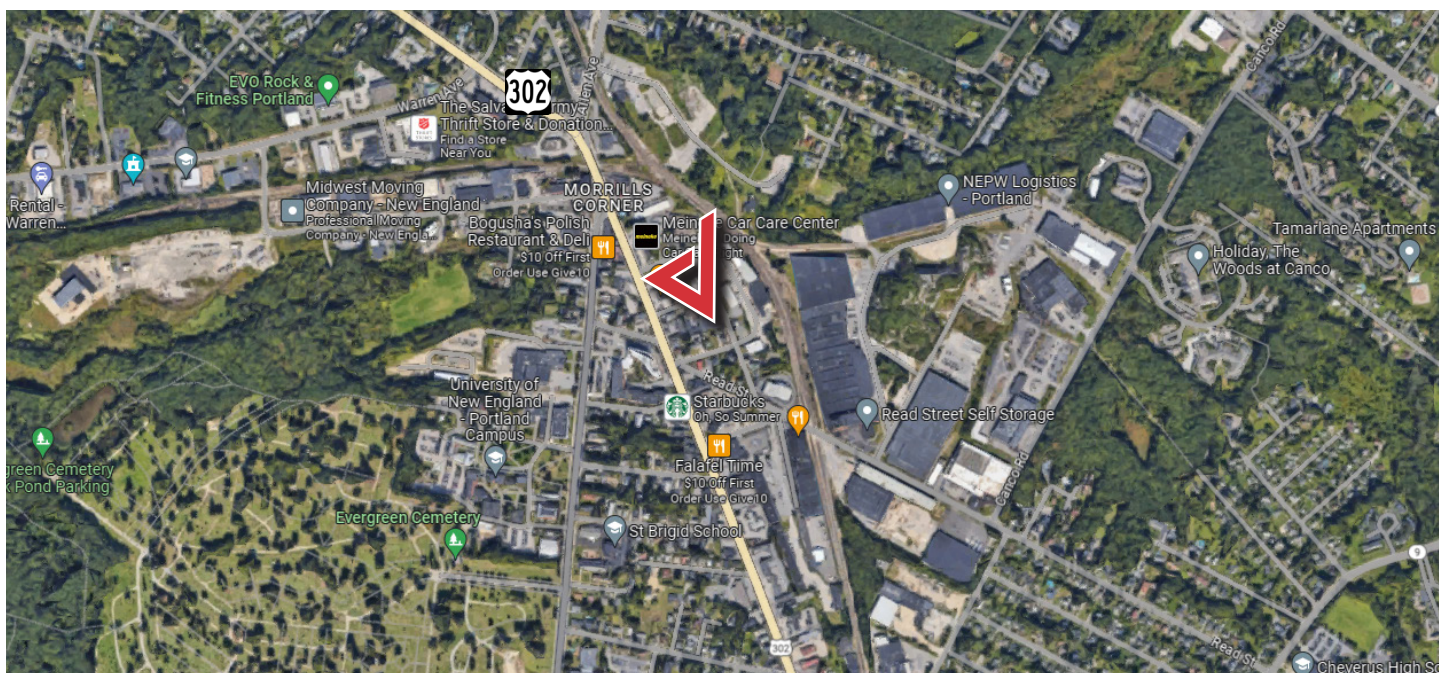
80 Bell Street



## Property Overview

|                       |                          |
|-----------------------|--------------------------|
| Owner                 | Parkside Properties, LLC |
| Building Size         | 18,623± SF               |
| Lot Size              | 1.325± acres             |
| Available Space       | 2,576± SF                |
| Zoning                | B2 - Business Community  |
| Assessor's Reference  | Map 150, Black C, Lot 9  |
| Deed Reference        | Book 35996, Page 220     |
| Building Construction | Wood                     |
| Flooring              | Concrete                 |
| Utilities             | Public water and sewer   |
| Clear Height          | 10' clear                |
| HVAC                  | Forced hot air           |
| Sprinkler System      | Yes                      |
| Bathrooms             | 1 shared bathroom        |
| Parking               | Ample, on-site           |

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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.