

# 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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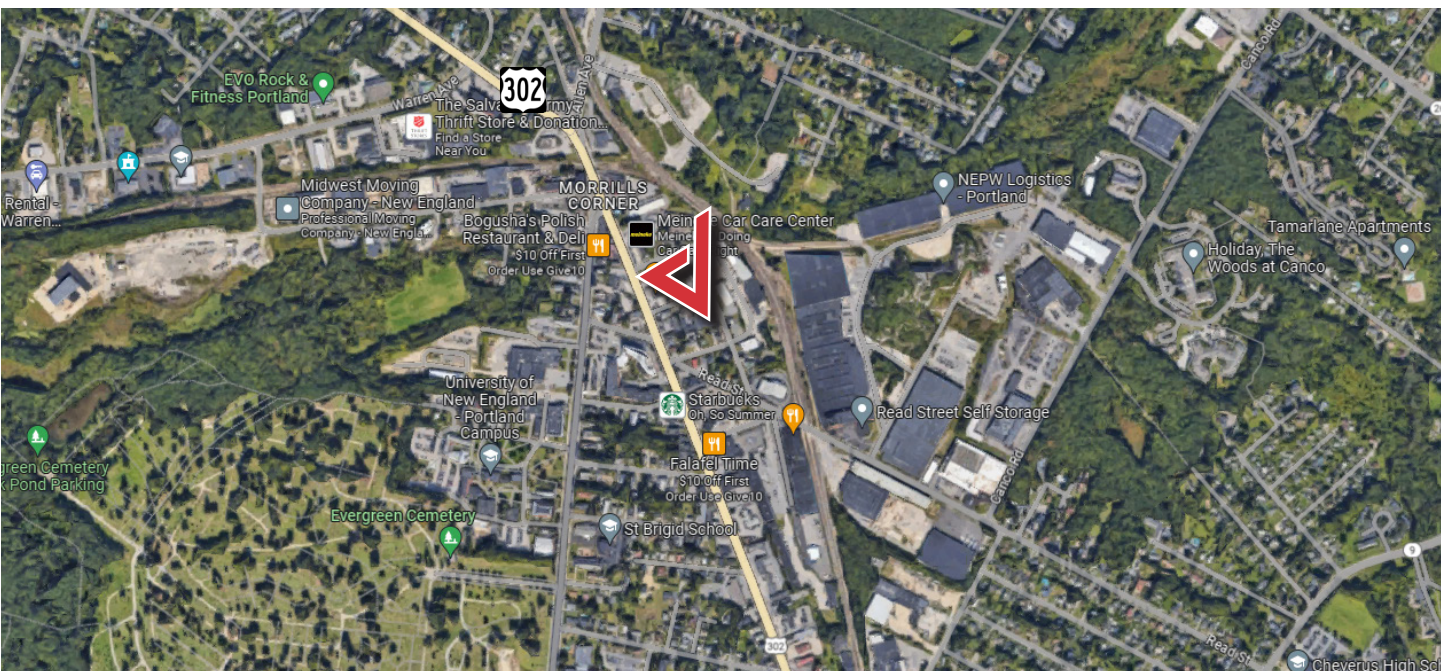
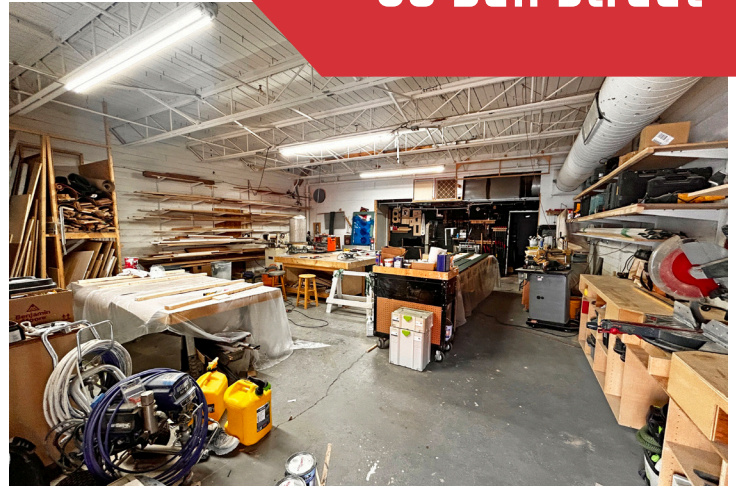




## Property Overview

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.