

FOR SALE OR LEASE

Industrial Building

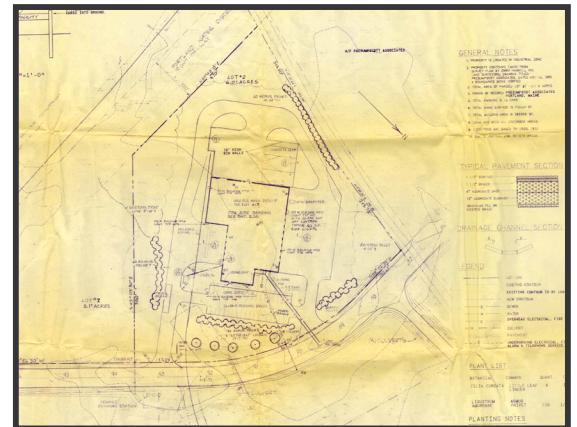
32,135± SF | Negotiable



80 Pine Tree Industrial Parkway, Portland, ME

Property Highlights

- Located 1/2 mile from Maine Turnpike/I-95, Exit 47
- 1200 amp, 480 volt, 3-phase power
- Fourteen (14) loading dock doors
- 6,000± SF storage shed
- Available April 2023



Property Description

We are pleased to offer a 32,135± SF industrial building in Pine Tree Industrial Park that is currently zoned for recycling and outdoor storage. The property is visible from the Maine Turnpike and the building can be used for vehicle maintenance, trucking, manufacturing or distribution.



Broker Contact

Greg Hastings, SIOR
Tom Dunham, SIOR

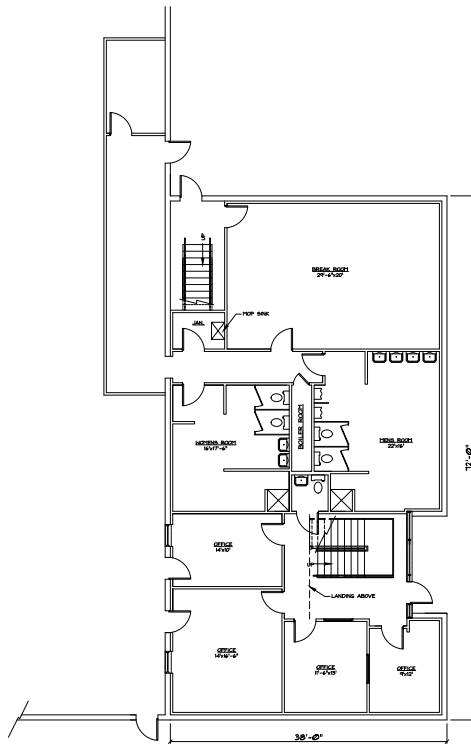
ghastings@dunhamgroup.com
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Property Overview

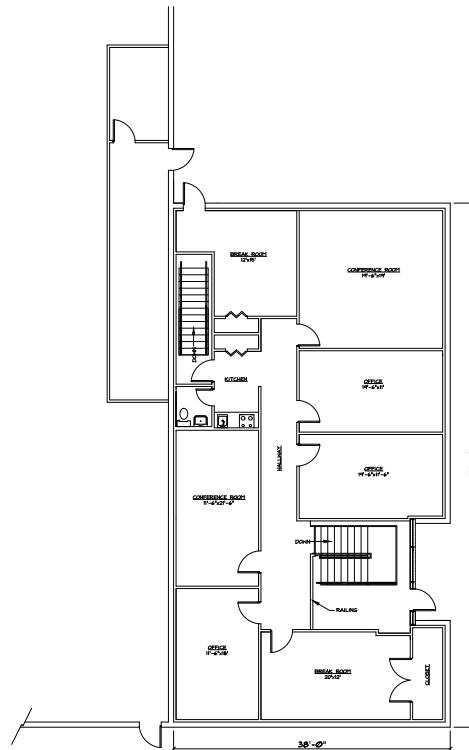
Owner	80 Pine Tree IP, LLC
Assessor's Reference	Map 254, Block A, Lot 2
Deed Reference	Book 31209, Page 049
Building Size	32,135± SF
Lot Size	6.02± acres
Space Breakdown	Office : 5,292± SF Warehouse : 26,843± SF
Annual Taxes	\$31,650.06 (FY '22 - '23)
Zoning	Industrial (I-M)
Year Built	1986
Building Construction	Pre-engineered steel frame with metal siding
Roof	EPDM (2008)
Floor	8" concrete slab in manufacturing area
Utilities	Municipal water & sewer, LP gas
Ceiling Height	17 - 18'±
Loading Doors	Fourteen (14)
Overhead Doors	Two (2) drive-in doors
Heat	LP gas-fired infrared suspended units
HVAC	Office space has central air conditioning
Electrical	1200 amp, 480 V, 3-phase
Lighting	Combination of T-5 fluorescent and LED fixtures
Sprinkler System	Yes - wet system
Storm Water Tax	City of Portland Storm Water Tax Assessment - \$788/month
Rail Siding	CSX rail siding into site (not currently active)
Miscellaneous	6,000± SF storage shed available for free

FOR LEASE OR SALE : NEGOTIABLE

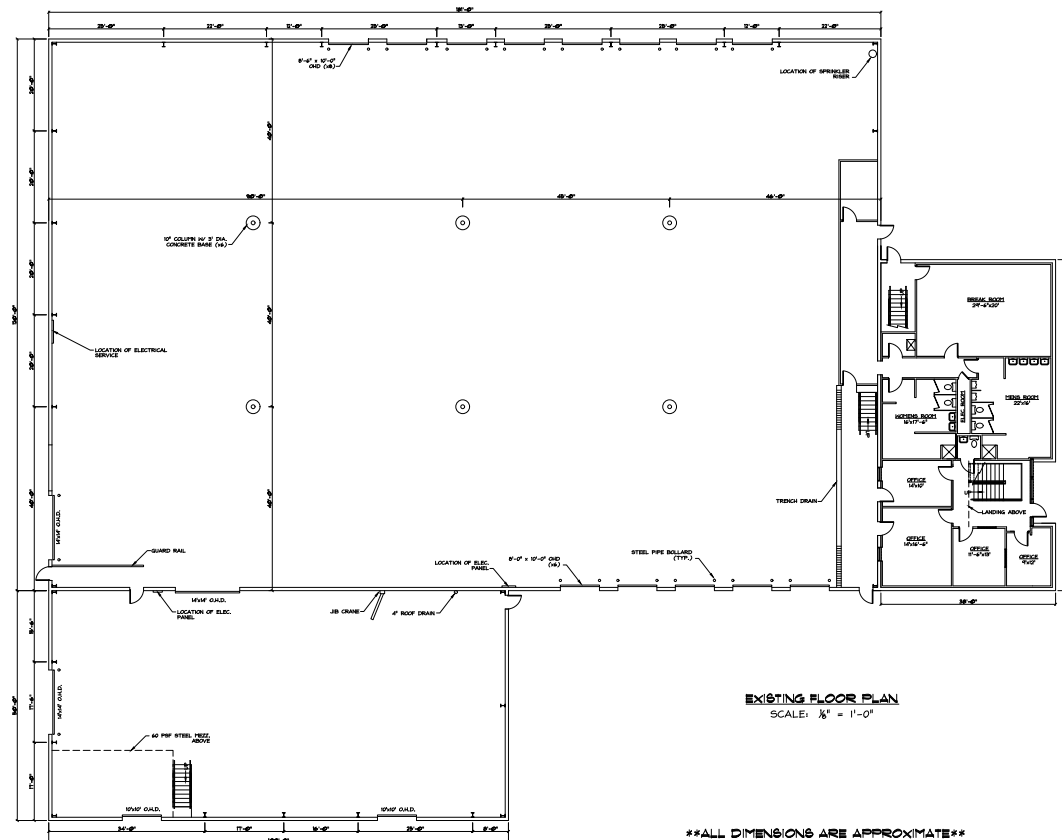
Floor Plans



FIRST FLOOR PLAN
SCALE: $\frac{3}{16}" = 1'-0"$



SECOND FLOOR PLAN
SCALE: $\frac{3}{8}" = 1'-0"$



EXISTING FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$

****ALL DIMENSIONS ARE APPROXIMATE****