

FOR LEASE

Industrial Building

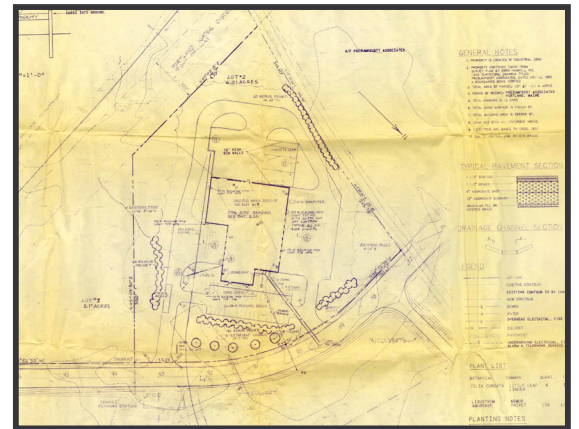
32,135± SF | \$9.50/SF NNN



80 Pine Tree Industrial Parkway, Portland

Property Highlights

- Approximately 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 zoned for outdoor storage. The building can be used for manufacturing or warehousing.



Broker Contact

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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	\$30,208.25 (FY '21 - '22)
Zoning	Industrial (I-1)
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 hot air units
Electrical	1200 amp, 480 V, 3-phase
Lighting	Combination of T-5 fluorescent and LED fixtures
Sprinkler System	Yes - wet system
Stormwater Tax	City of Portland Water Tax Assessment - \$735/month
Rail Siding	PAN AM siding into site (not currently active)
Miscellaneous	6,000± SF storage shed

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