

For Lease  
Industrial Space  
12,000 - 17,000± SF



## 90 Blueberry Road

Portland, Maine 04102

### Property Highlights

- Located 1± mile from I-95, Exit 46
- 24'-28' ceiling height
- Three (3) loading docks and one (1) drive-in OHD



### Property Description

We are pleased to offer up to 17,000± SF of high-bay warehouse/distribution space with showroom for lease. Located approximately 1± mile from Maine Turnpike Exit 46.

#### Broker Contact

Greg Hastings, SIOR

207.773.7100

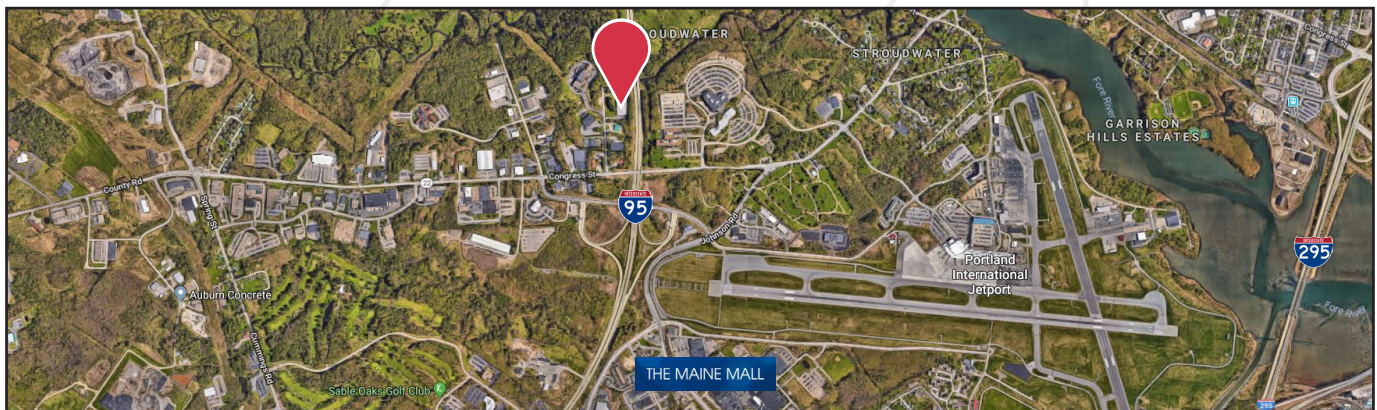
ghastings@dunhamgroup.com

## Property Overview

Owner	Sturbridge Yankee Workshop, Inc.	
Building Size	55,500± SF	
Lot Size	4.1± acres	
Assessor's Reference	Map 238, Block A, Lot 18	
Annual Taxes	\$40,904.61 or \$0.74/SF (FY '18-19)	
Zoning	Industrial	
Available Space	12,000 - 17,000± SF	
Space Breakdown	Office/showroom	3,600± SF
	Warehouse	8,400 - 13,400± SF
Building Age	1981	
Building Construction	Steel frame with metal siding	
Roof	Sloped metal	
Flooring	Concrete slab	
Utilities	Municipal water and sewer, natural gas	
Ceiling Height	24' -28' clear height	
Loading Docks	Two (2) 8'x8'; One (1) 8'x10'	
Drive-in OHD	One (1) 8'x9' door	
Heat/HVAC	Gas-fired FHA units in warehouse and HVAC in office/showroom	
Electrical	1200 Amp, 480/277 Volt, 3-Phase	
Lighting	Combination T-5 fluorescent and HPS fixtures	
Sprinkler System	Wet-pipe system	

**FOR LEASE : \$6.50/SF NNN**

Estimated NNN Expenses: \$3.00/SF (including heat + electricity)



STURBRIDGE YANKEE SPACE

