

# FOR LEASE

## Industrial Property

7,320± SF | \$8.75/SF NNN



## 90 Evergreen Drive, Portland, ME

### Property Highlights

- *Newly renovated office and warehouse/ manufacturing space*
- *400 Amp, 3-phase electric service*
- *Fully air-conditioned*



### Property Description

We are pleased to offer 7,320± SF of air-conditioned office and industrial space for lease in this newly renovated building. The building has a new rubber membrane roof and ample paved parking. The property abuts the Maine Turnpike and the building is visible from the highway.

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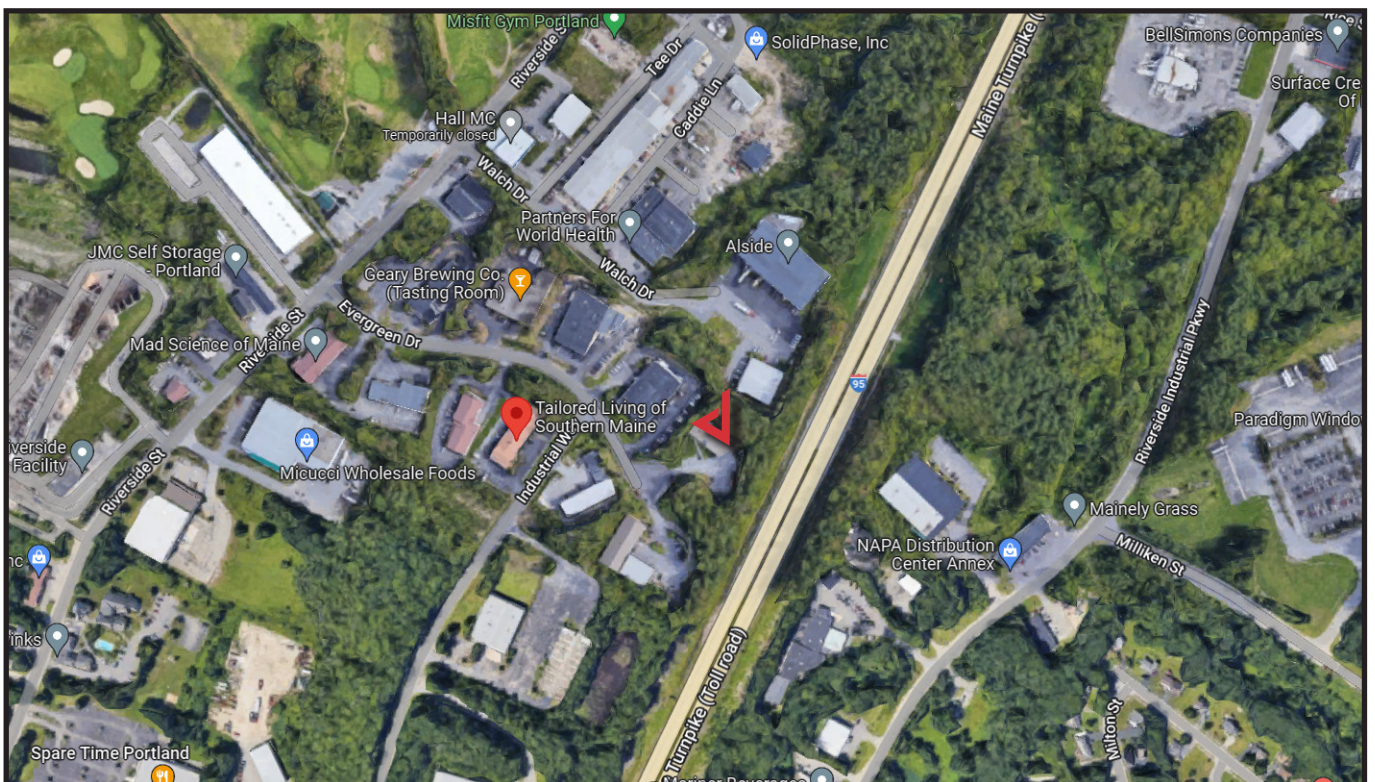


## Property Overview

Owner	Tracy Realty, LLC
Building Size	7,320± SF
Space Breakdown	1,500± SF Office
	5,820± SF Warehouse
Land Area	1.44± acres
Assessor's Reference	Map 329, Lot A-5
Deed Reference	Book 17838, Page 218
Annual Taxes	\$10,039.97 (2022-2023)
Year Built	1988; Fully renovated in 2023
Electric Service	400 Amp, 3-phase
Roof	Rubber membrane (2022)
Construction	Steel frame with metal siding and concrete block facade
Floor	Concrete slab with carpet and VCT tile in office
Utilities	Municipal water, sewer, and LP gas
Ceiling Height	14' ±
Loading Door	One (1) 8' x 9' 6" loading dock
Heat/AC	HVAC and gas-fired FHA heaters
Miscellaneous	Smoke and heat detectors
Accessibility	Located off Riverside Street between Maine Turnpike Exits 48 and 53.

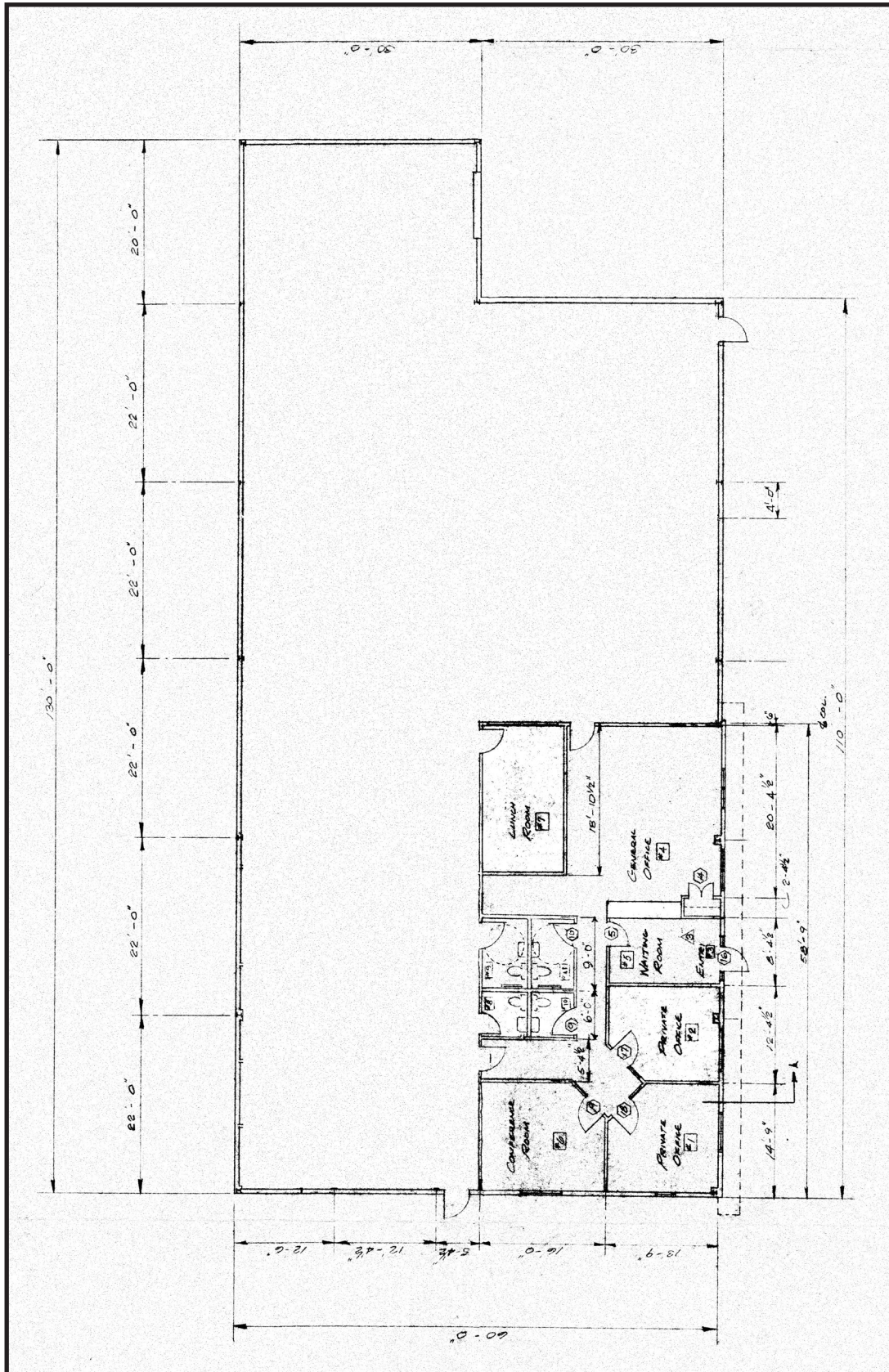
**FOR LEASE: \$8.75/SF NNN**







## Floor Plan



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.