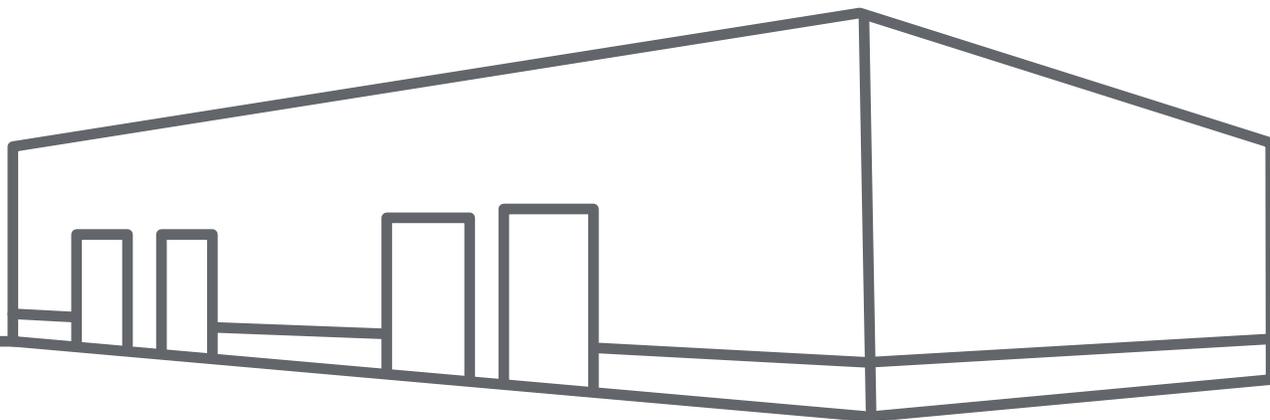


FOR LEASE

Industrial Space

8,000± SF | \$14.50/SF NNN



CONFIDENTIAL ADDRESS : SOUTH PORTLAND, ME

Property Highlights

- *Floor Drains*
- *Four (4) front facing 14' drive-in OHDs*
- *1± mile to I-295*

Property Description

We are pleased to offer 8,000± SF of industrial space for lease in South Portland. This flexible industrial space offers five drive-in OHDs, floor drains and excellent visibility with convenient access to major roadways, local amenities, and the Greater Portland market. Located just minutes from downtown Portland, the Maine Mall area, and I-295, this property is ideally positioned for a variety of commercial or professional uses.

TC Haffenreffer

tc@dunhamgroup.com

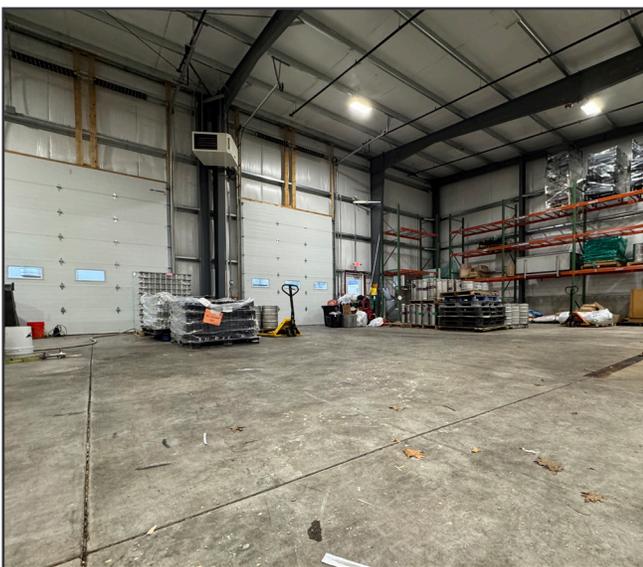
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Property Overview

Available Space	8,000± SF
Space Breakdown	880± SF - Office 7,120± SF - Warehouse
Zoning	Industrial (I)
Building Age	2019
Building Construction	Metal
Roof	Metal
Utilities	Public water and sewer
Drive-in OHDs	Four (4) 14'± front facing OHD's and One (1) 14'± OHD located on the side of the building
HVAC	Natural gas forced hot air, HVAC in office
Electrical	3-phase, 208/120 volt, 600 amp
Lighting	LED
Sprinkler System	Yes, wet full coverage system
Bathrooms	Two (2)
Parking	Seven (7) on-site, eight (8) available across the street at an additional rate (See Broker)

FOR LEASE : \$14.50/SF NNN



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.