

750 Warren Ave
Portland, ME

For Lease



Portland, ME, 04103

\$7.5/SF

NNN LEASE RATE

26,881

SQUARE FEET

8.1 Acres

BROKER CO-OP

LOCATION:

750 Warren Ave, Portland, ME 04103
Intersection: Warren Ave & Riverside St
1 Mile from Maine Turnpike

CONTACT INFO:

Christopher Stephenson
(207) 553-2000 EXT 223
cstephenson@capservicing.com

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8.1 Acres - Room For Expansion



Property Highlights:

- 26,881 Square Feet Industrial Building
- Room for Additional Build Out
- 8.1 Acre Lot
- High Traffic Location in Portland, Maine - an Appreciating Market
- Zoned for Industrial High Impact
- Newly Paved Asphalt Lot
- Ideal Roof for Solar Panels
- High Electrical Capacity
- Small Office Area, 9 Dock Doors
- 100% VRAP Environmental Compliance

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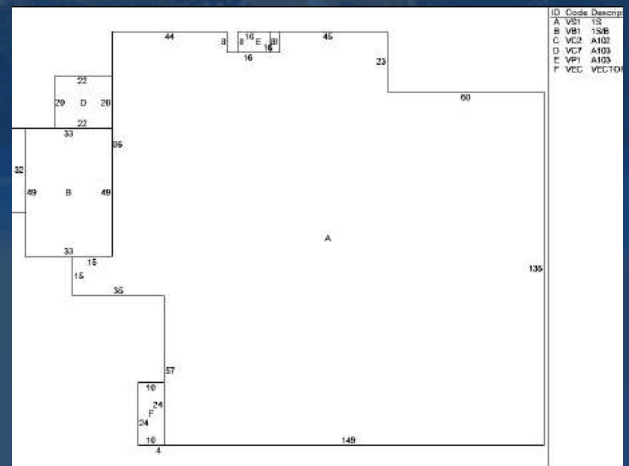
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Location Highlights:

- High Traffic Location in Appreciating Market
- Less Than 1 Mile from Maine Turnpike Exit 48
- Zoned for Industrial Use

Floor Plan:



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Subject Property

Nearby National Tenants:

- Home Depot
- Burger King
- Irving
- Chipotle
- BlueLinx
- Tire Warehouse
- Wallboard Supply Co
- Schnitzer Steel
- Ramada
- Jiffy Lube
- Super 8

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Property Details:

Construction:	Concrete Block
Roof:	Flat Ballast EPDM
Flooring:	Concrete Slab
Utilities:	Municipal Water & Septic
Heat:	Propane
Lighting:	Energy Efficient T-5 Fixtures
Ceiling Height:	14'
Column Spacing:	45' X 30'
Overhead Doors:	Two (2) 12'x12'
Loading Docks:	9 - 5 With Levelers
Highway Access:	Less Than 1 Mile from I-95/ Maine Turnpike

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