

# FOR LEASE | CLASS A OFFICE FOR LEASE

65 GANNETT DR, SOUTH PORTLAND, ME 04106



## PROPERTY SUMMARY

- 34,348± sf Class A office building
- Ample on-site parking
- Easy access from the Maine Turnpike and I-295
- Potential to do an expansion on this property, including additional parking
- Ideal for single tenant occupancy
- Available Fall 2019
- Lease Rate: \$15.50/SF NNN



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## PROPERTY DETAILS

OWNER	J.B Brown & Sons
BUILDING SIZE	34,348 SF± SF Total
NO. OF STORIES	One (1)
YEAR BUILT	1997
LAND AREA	11.43± acres
ZONING	IL (Light Industrial)
CONSTRUCTION	Steel frame, concrete slab foundation and brick facade
HVAC	Gas-fired forced hot air heat with rooftop mounted AC units.
LIGHTING	Fluorescent fixtures on the interior, LED on the exterior and parking lot.
ELECTRICAL	Building is fed by 2 main 600 amp, 3-phase electrical panels with a future potential expansion for a 3rd panel.
SPRINKLER	Yes throughout, including an existing FM-200 suppression system for a large raised floor server room.
CEILING HEIGHT	12' ±
ROOF	Flat, rubber membrane
WINDOWS	Aluminum double pane windows, several skylights bringing in natural light.
LOADING DOCKS	One dock-high loading door located in the rear of the building.
PARKING	92 paved spots, expandable
TENANT IMPROVEMENT	\$20/SF
LEASE RATE	\$15.50/SF NNN
NNN EXPENSES (2018 ESTIMATED)	CAMS: \$2.85 R.E. Taxes: \$2.33 Total: \$5.18/SF Tenant pays all utilities including: water, sewer, gas

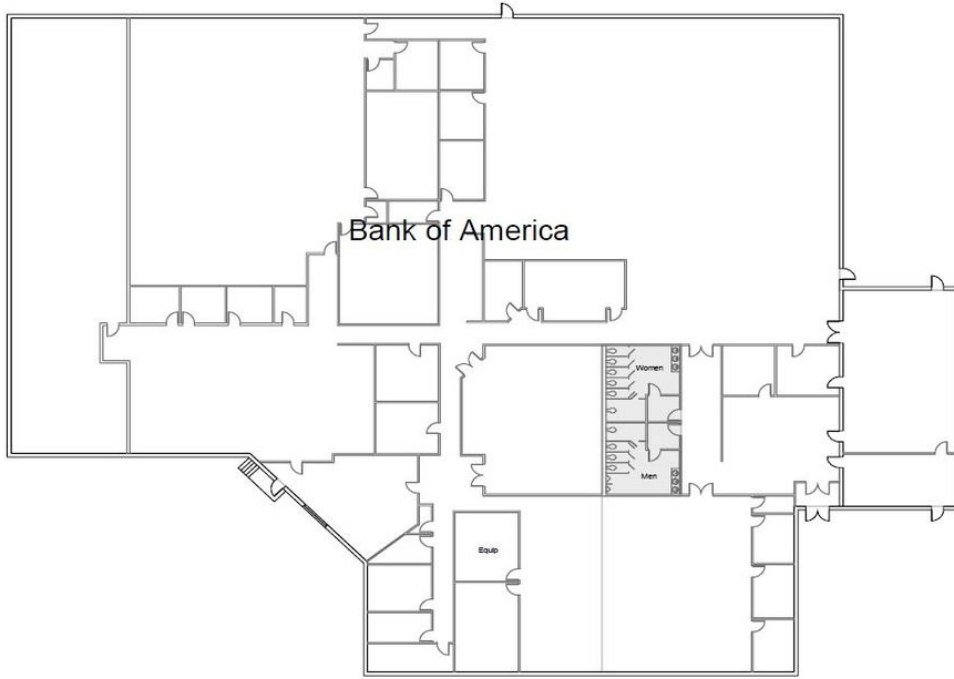


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## FLOOR PLAN



# FOR LEASE | OFFICE SPACE

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## CONTACT US



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