

FOR LEASE | RETAIL/INDUSTRIAL SPACE

509 FOREST AVENUE, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- 73,750± sf, 3-story retail/office/warehouse building
- 4,680± sf warehouse space and 6,000± sf retail/industrial space (subdividable to 3,000 sf) currently available
- Individual 14' x 14' offices available for lease in same building - \$250/mo. Gross
- Great visibility, high traffic location on Forest Avenue (22,810 cars/day MDOT)
- Area businesses include: The Great Lost Bear, CVS, TD Bank, Burger King, Aaron's, Norway Savings Bank, Starbird Music & Piano Gallery, United Insurance, Mobil, American Red Cross

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PROPERTY DETAILS

OWNER	Income Property Management
ASSESSOR'S REF	Map 127, Block A, Lot 2
BUILDING SIZE	73,750± SF
LAND AREA	0.61± Acre
ZONING	B2b - Business Community
UTILITIES	Municipal water and sewer
HVAC	Gas-fired central HVAC
ELEVATOR(S)	(1) passenger and (1) freight
CEILING HEIGHT	12'-0"
PARKING	Available in rear of building. See broker for details.



LEASE RATES & AVAILABLE UNITS

Size (SF)	Type	Lease Rate	Utilities
3,000-6,000± SF	Retail/Industrial	\$10.00/SF MG	Two (2) loadings docks Includes heat. Tenant pays electric.
4,680± SF	Warehouse	\$8.00/SF MG	One (1) overhead door Tenant pays heat and electric.

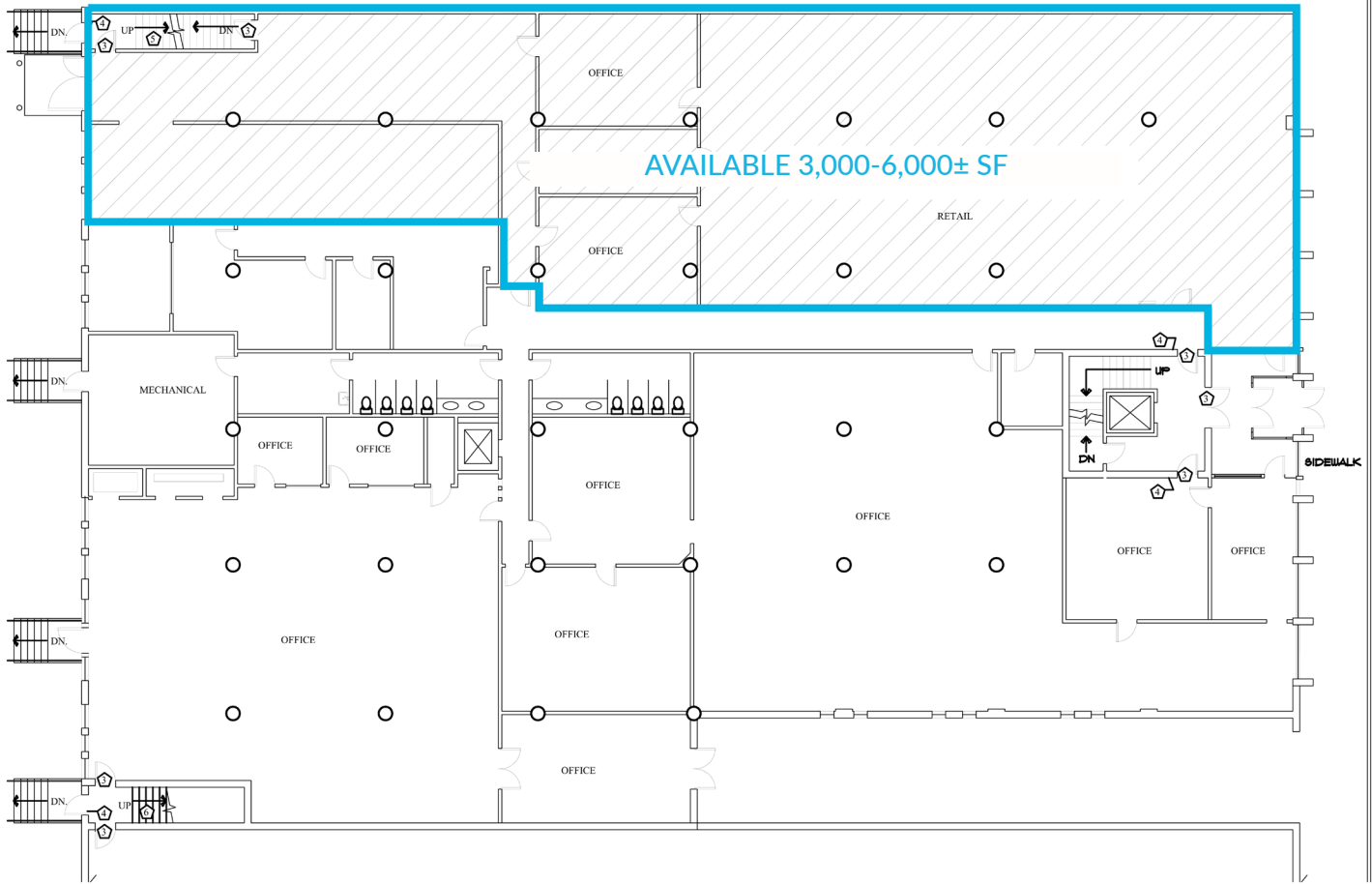


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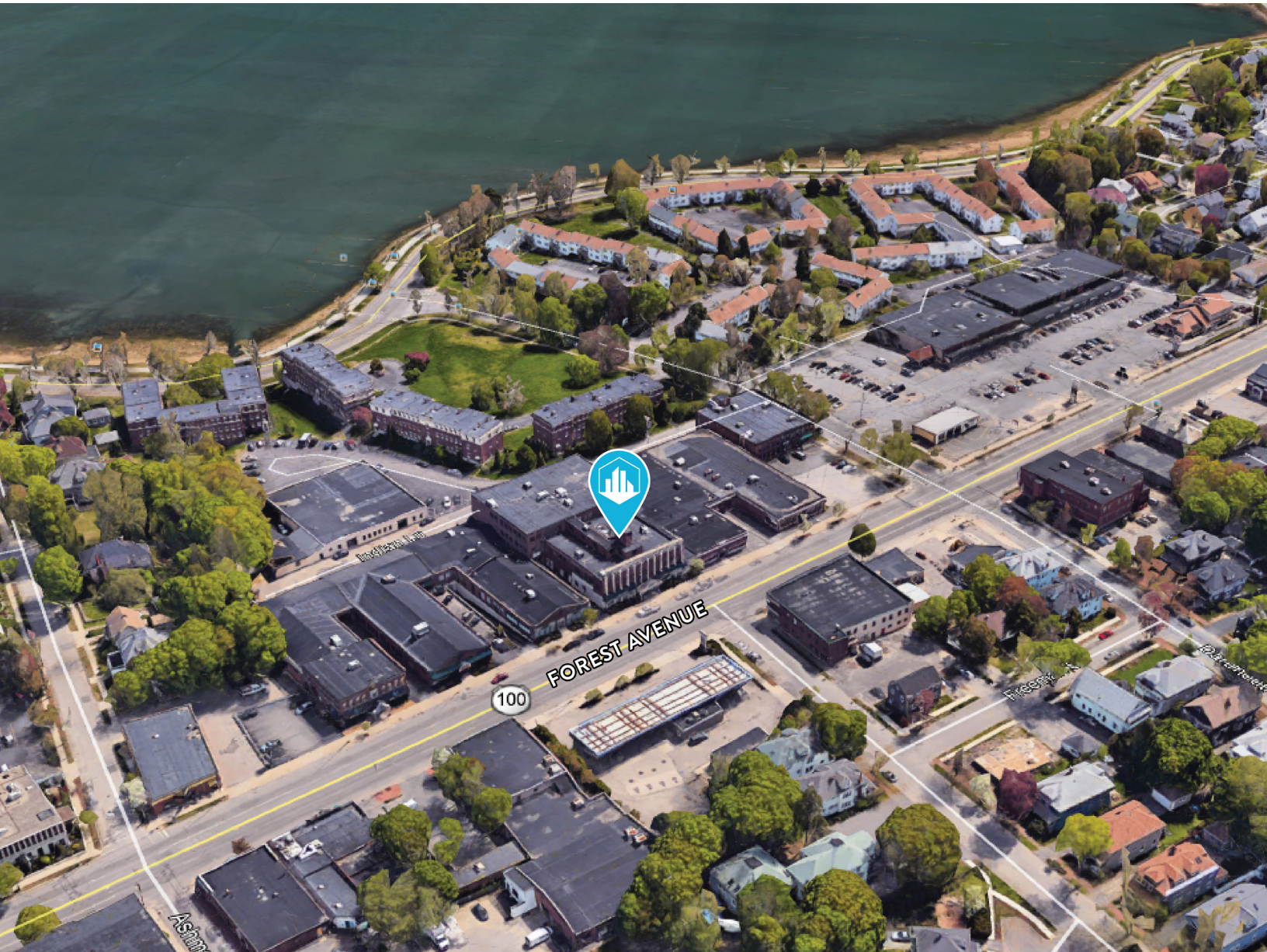


FLOOR PLAN



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