

# FOR LEASE | FLEX SPACE

2257 WEST BROADWAY, SOUTH PORTLAND, ME 04106



## PROPERTY HIGHLIGHTS

- Flex space; 50% office, 50% warehouse  
Currently three (3) tenant spaces
- All units have 10' x 8' overhead doors.
- 3,000 - 12,000± SF available for lease
- 1.7 miles to Maine Mall, 5 miles to Portland
- \$9.00/SF NNN



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## PROPERTY DETAILS

<b>OWNER OF RECORD</b>	Passage Properties, LLC
<b>BUILDING SIZE</b>	12,000± SF
<b>AVAILABLE SPACE</b>	3,000 - 12,000± SF
<b>LAND AREA</b>	1.52± Acres
<b>ZONING</b>	CG
<b>ASSESSOR'S REF</b>	Map 76, Lot 8
<b>YEAR BUILT</b>	1981
<b>CONSTRUCTION</b>	Originally 12, 1,000± sf units with overhead doors
<b>HEATING</b>	Propane-fired heat in most units, new oil-fired furnace in units 10 & 11
<b>CEILING HEIGHT</b>	12' - 14' warehouse
<b>OVERHEAD DOOR(S)</b>	Four (4), overhead drive-in doors
<b>PARKING</b>	Paved parking
<b>LEASE RATE</b>	\$9.00/SF NNN
<b>NNN EXPENSES</b>	\$1.66/SF (estimated)

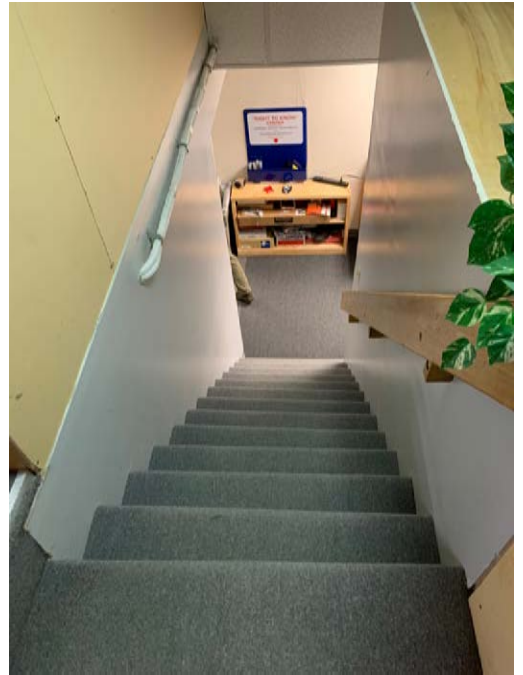


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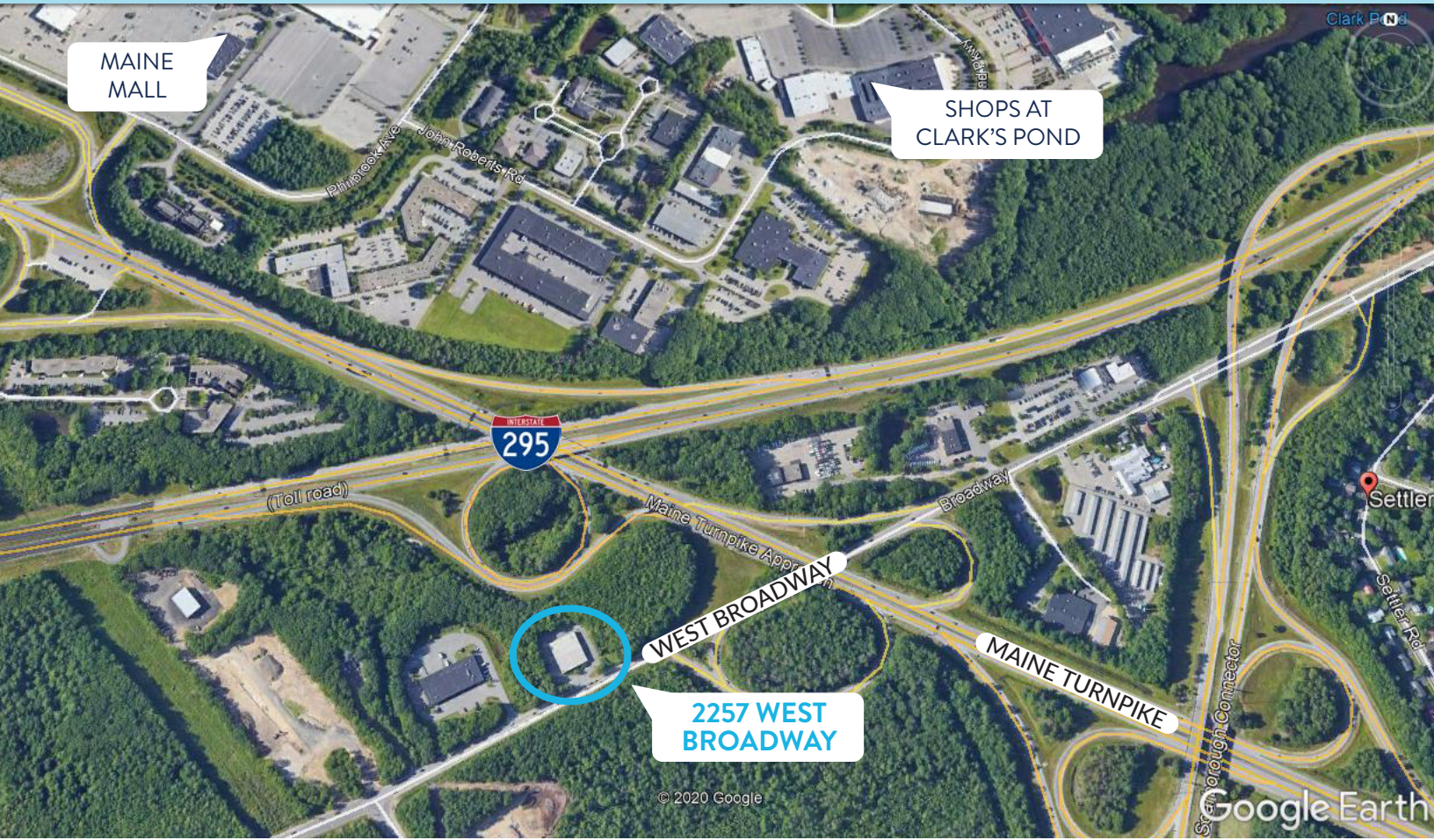


## PROPERTY PHOTOS

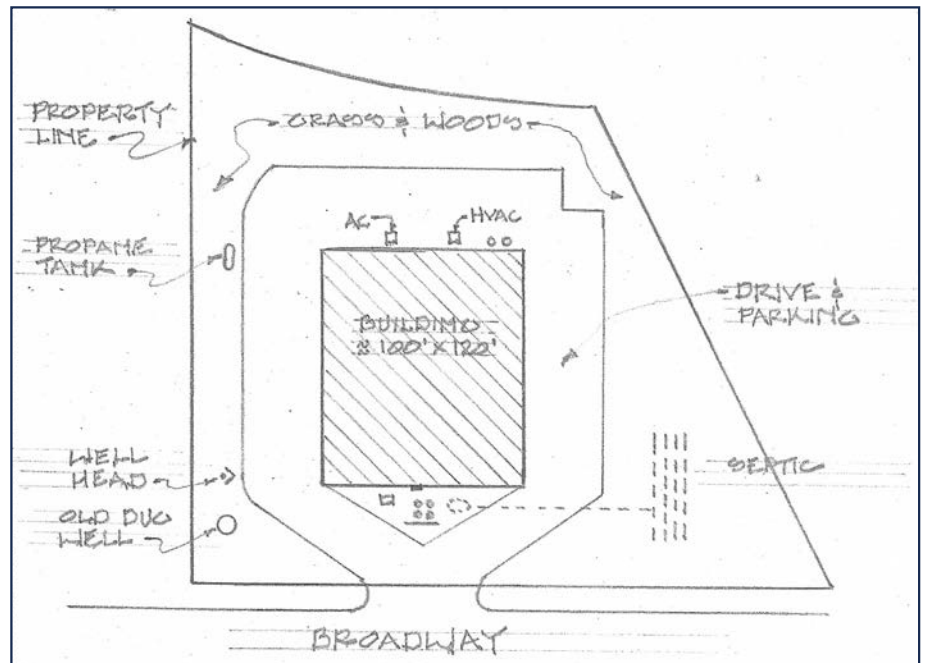


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## SITE PLAN



## CONTACT US



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