

FOR LEASE | WAREHOUSE/OFFICE UNIT

23 EVERGREEN DRIVE, PORTLAND, ME 04103



PROPERTY HIGHLIGHTS

This attractive, split-block masonry building is located in the Evergreen Industrial Park in Portland, across the street from Riverside Golf Course.

- Unit #23 is 3,000± sf and includes a reception area, a number of offices and two bathrooms, with the balance being warehouse space serviced by a 10' x 12' drive-in door.
- Located a short distance from Exits 47, 48 and 53 of the Maine Turnpike, and only a few miles from downtown Portland and the Portland Jetport, this location provides excellent access to all major destinations within Southern Maine and beyond.
- The available space is ideally suited for a variety of warehouse uses, including distribution, light manufacturing, contractor services and storage.

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PROPERTY DETAILS

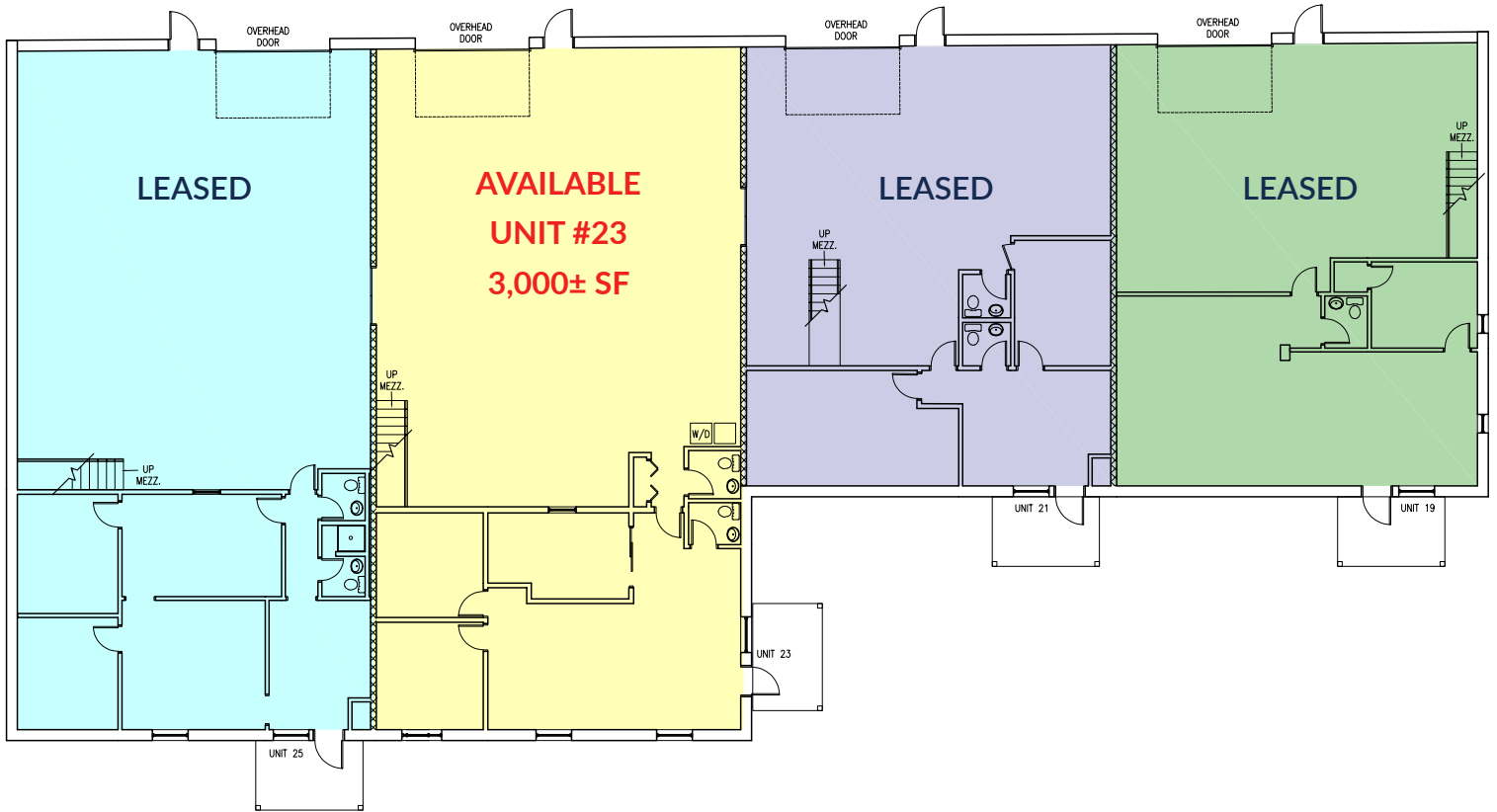
OWNER	JEY Revocable Living Trust
BUILDING SIZE	10,000± SF
LOT SIZE	1.31± Acres
AVAILABLE SPACE	3,000± SF (Unit #23)
YEAR BUILT	1986
ZONING	IM - Moderate Industrial Impact
ASSESSOR'S REF	Map 329, Block B, Lot 10
UTILITIES	Municipal water and sewer
ELECTRICAL SERVICE	Single-phase 120/208V, 100 Amp Separately metered
HEAT	Oil-fired, forced hot air in warehouse Electric baseboard heat in office
BATHROOMS	Two (2), half bathrooms
CEILING HEIGHTS	Warehouse: 15' to overhead joist Office: 9' to dropped ceiling
OVERHEAD DOOR	One (1), 10' x 12'
SIGNAGE	Standard property signage at Tenant's cost
LEASE RATE	\$10.00/SF NNN
NNN EXPENSES	\$3.29/SF plus utilities
AVAILABILITY	May 1, 2021

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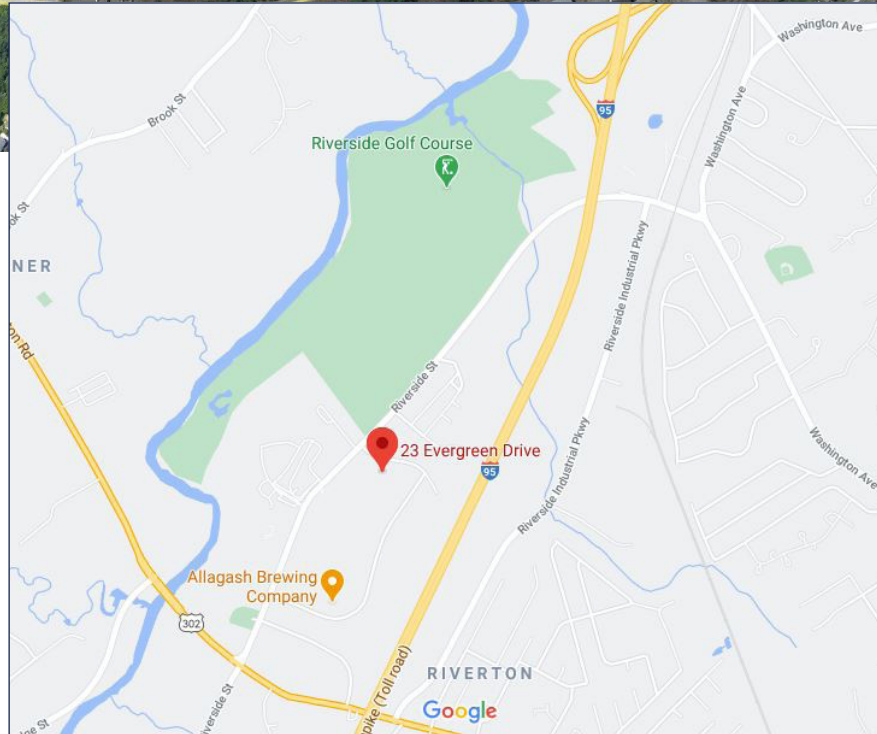
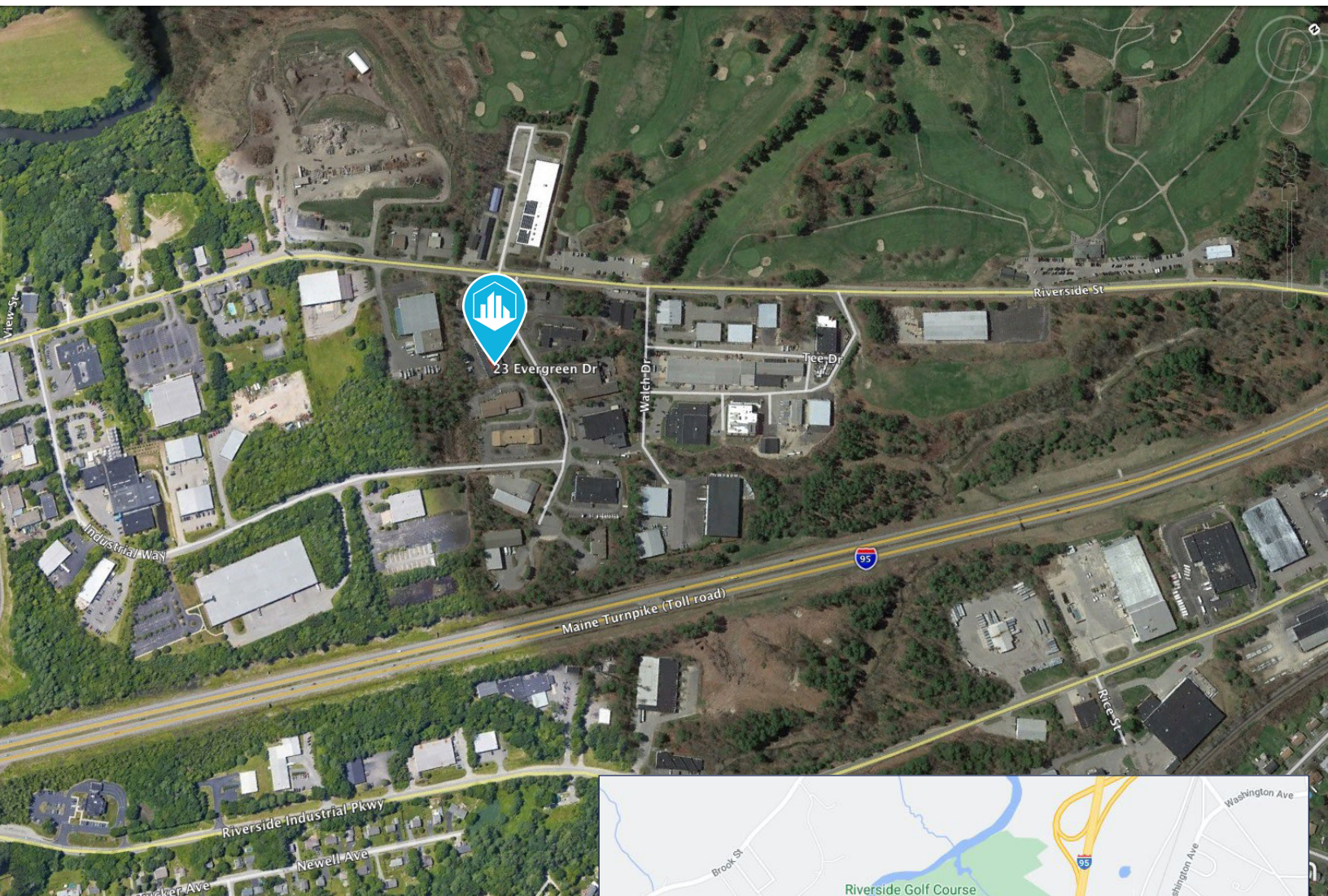


SITE PLAN



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