

FOR LEASE



VERSATILE OFFICE/RETAIL SPACE

235 PORTLAND ROAD, BUILDING 2, GRAY, ME 04039

PROPERTY HIGHLIGHTS

- Highly visible commercial space with over 580' of frontage along Portland Road (Route 100)
- 5,000-10,000± SF of shell space available across two floors ready for custom build-out. This space offers excellent potential for retail, office, medical, or light industrial uses, accommodating a range of tenant needs
- Located less than 3 miles from ME Turnpike Exit 63, minutes from Gray Village, and just over 15 minutes from Portland
- Neighboring businesses include Everon, NU-YAR Construction, SW Cole Engineering, Bruns Bros., and Gray Plaza Shopping Mall among others
- Build-to-suit options and generous tenant improvement allowances available



LEASE RATE:
\$12.00/SF NNN

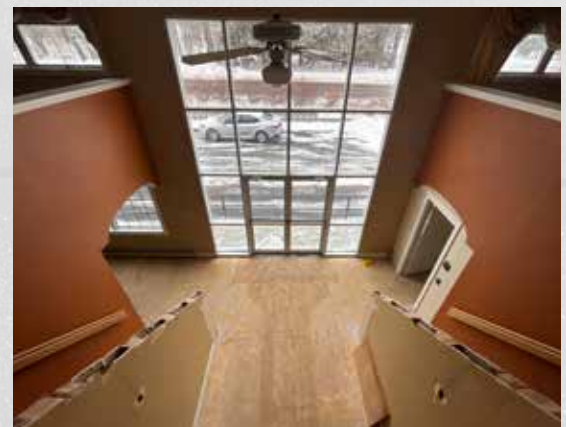


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PROPERTY DETAILS

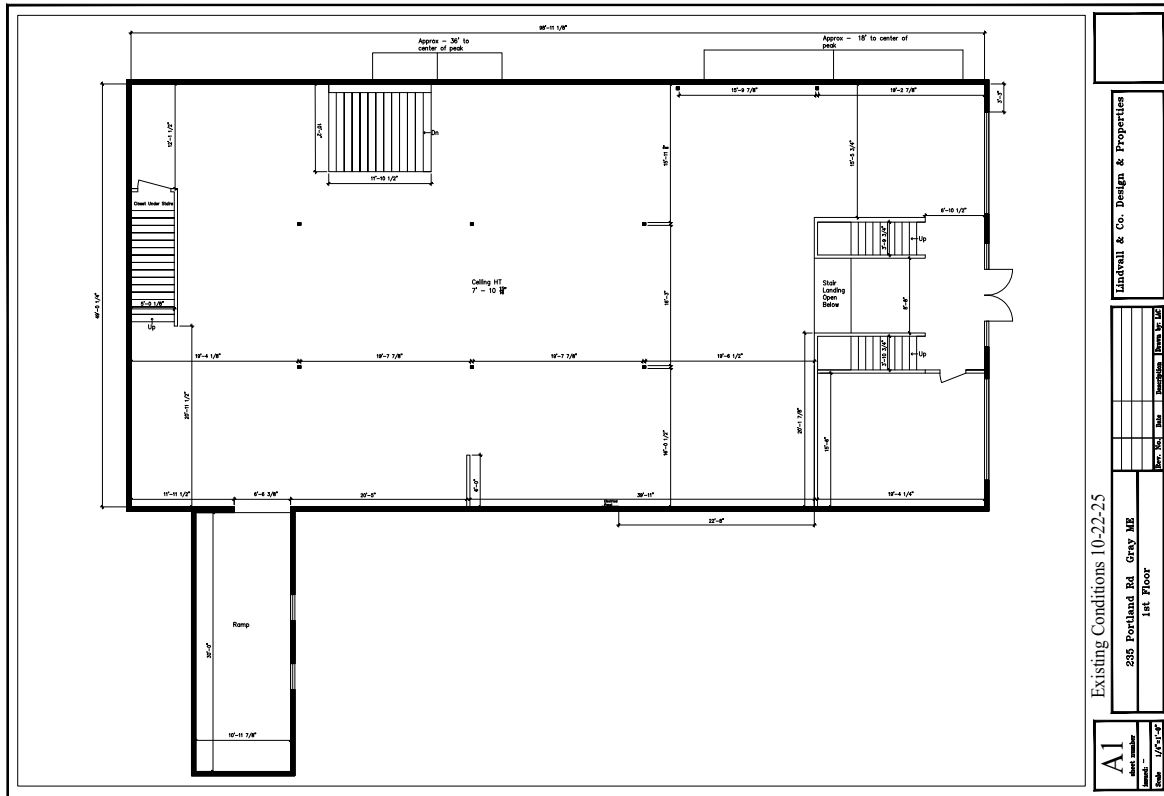
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|----------------------|--|
| OWNER | 235 Portland, LLC |
| BUILDING SIZE | 37,600± SF |
| AVAILABLE SPACE | 5,000-10,000± SF |
| AVAILABILITY | Immediate |
| ASSESSOR'S REFERENCE | 064-036-002 |
| DEED REFERENCE | 41774/159 |
| ZONING | Commercial |
| LOT SIZE | 14.0± Acres |
| LOT FRONTAGE | Approximately 580' on Portland Road (Rte100) |
| YEAR BUILT | 1990 |
| NUMBER OF STORIES | Two (2) |
| UTILITIES | Municipal water, private sewer |
| RESTROOMS | To be built |
| PARKING | Ample on-site |
| NNN EXPENSES | \$3.06/SF |
| LEASE RATE | \$12.00/SF NNN |



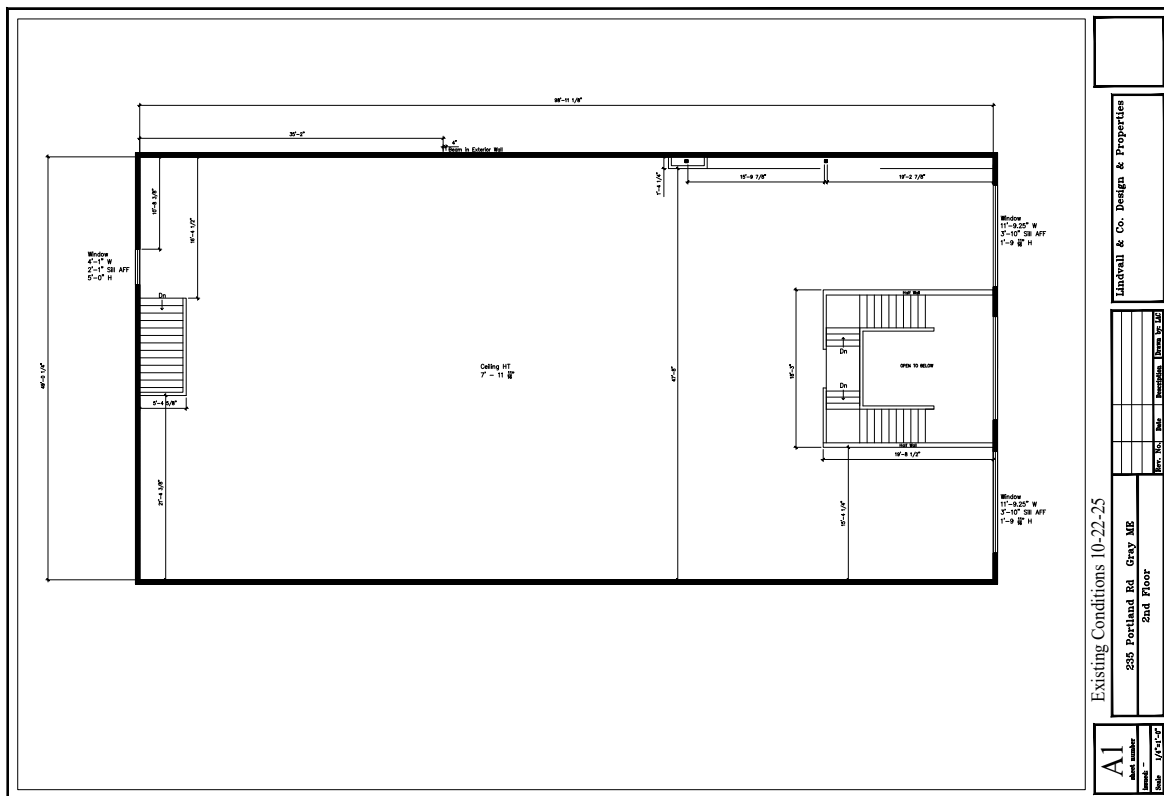
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FIRST FLOOR PLAN

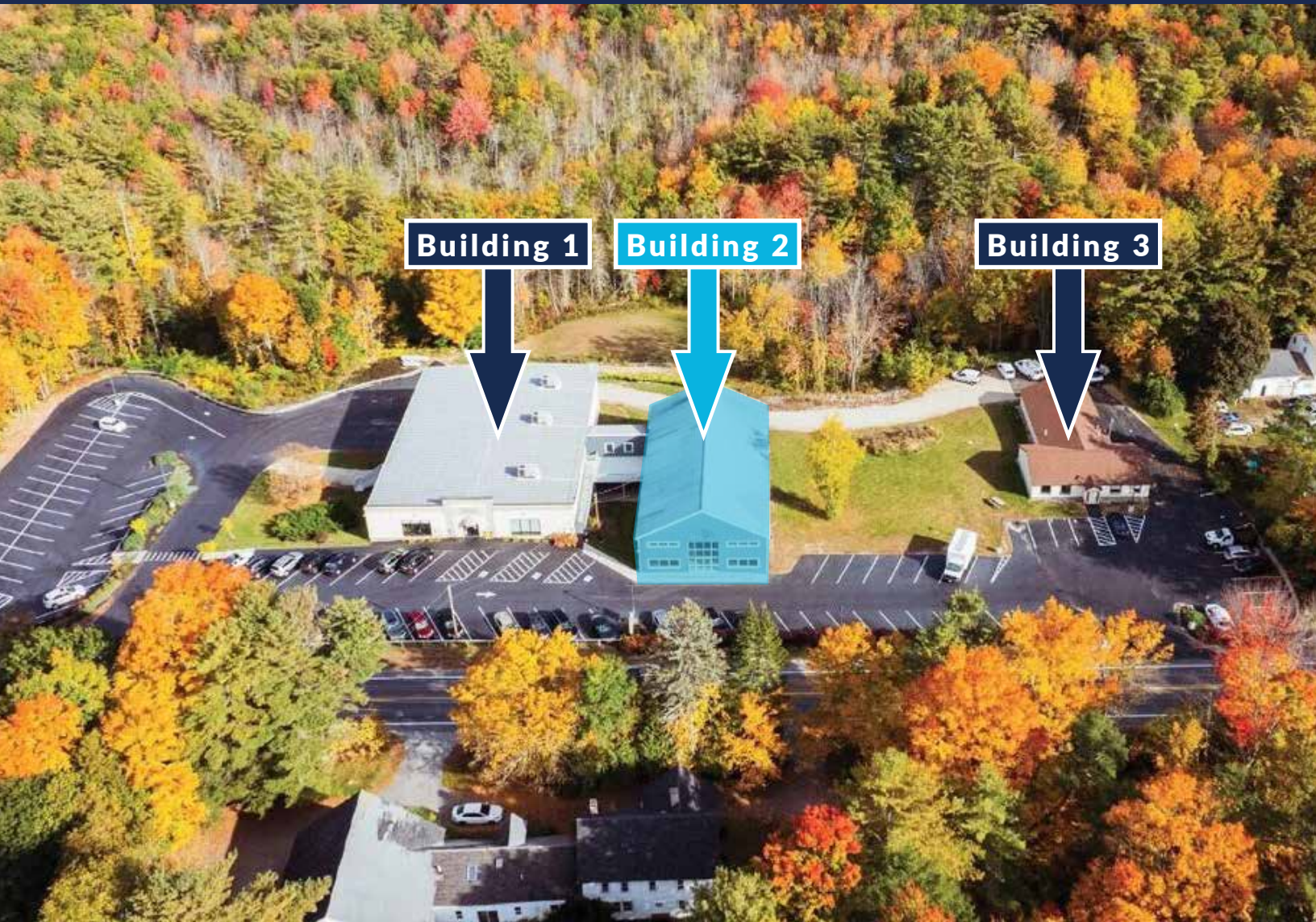


SECOND FLOOR PLAN



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CONTACT US



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