



**PRICE REDUCTION!**



# FOR **SUBLEASE**

10 MANUEL DRIVE  
PORTLAND, ME 04103

- 6,000± SF of warehouse/office space available for sublease.
- Newly renovated space consisting of 4,304± SF of office space and 1,696± SF of warehouse space with one (1) drive-in overhead door; an abundance of natural light throughout.
- The space features five (5) private offices, one (1) break-room/kitchenette, one (1) conference room, a bullpen area, and a dedicated shipping/receiving area.
- Large dedicated parking lot with up to 30± spaces.
- Current lease expires on 12/31/2026

**SUBLEASE RATE:**

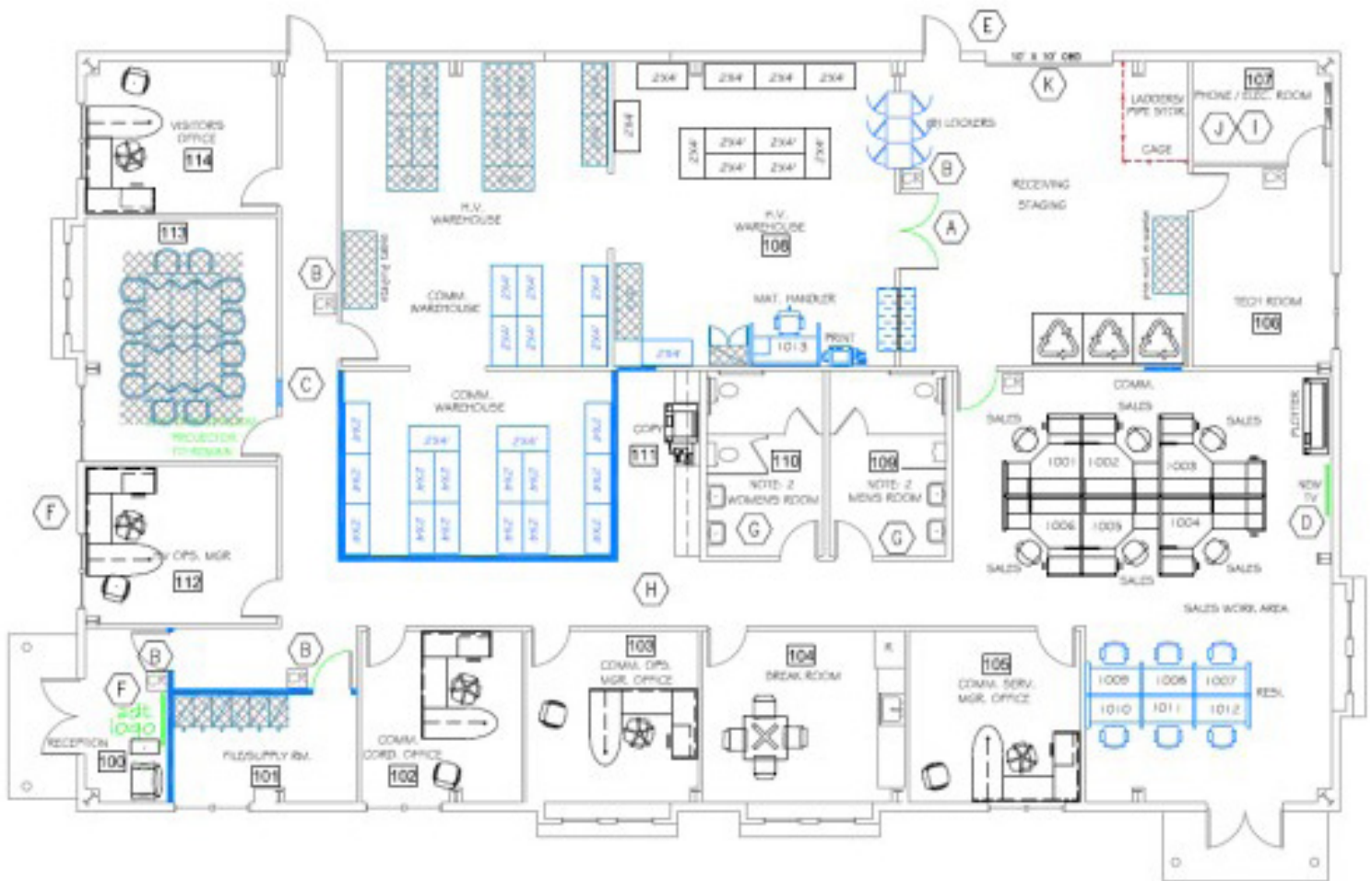
**~~\$14.00/SF NNN~~**

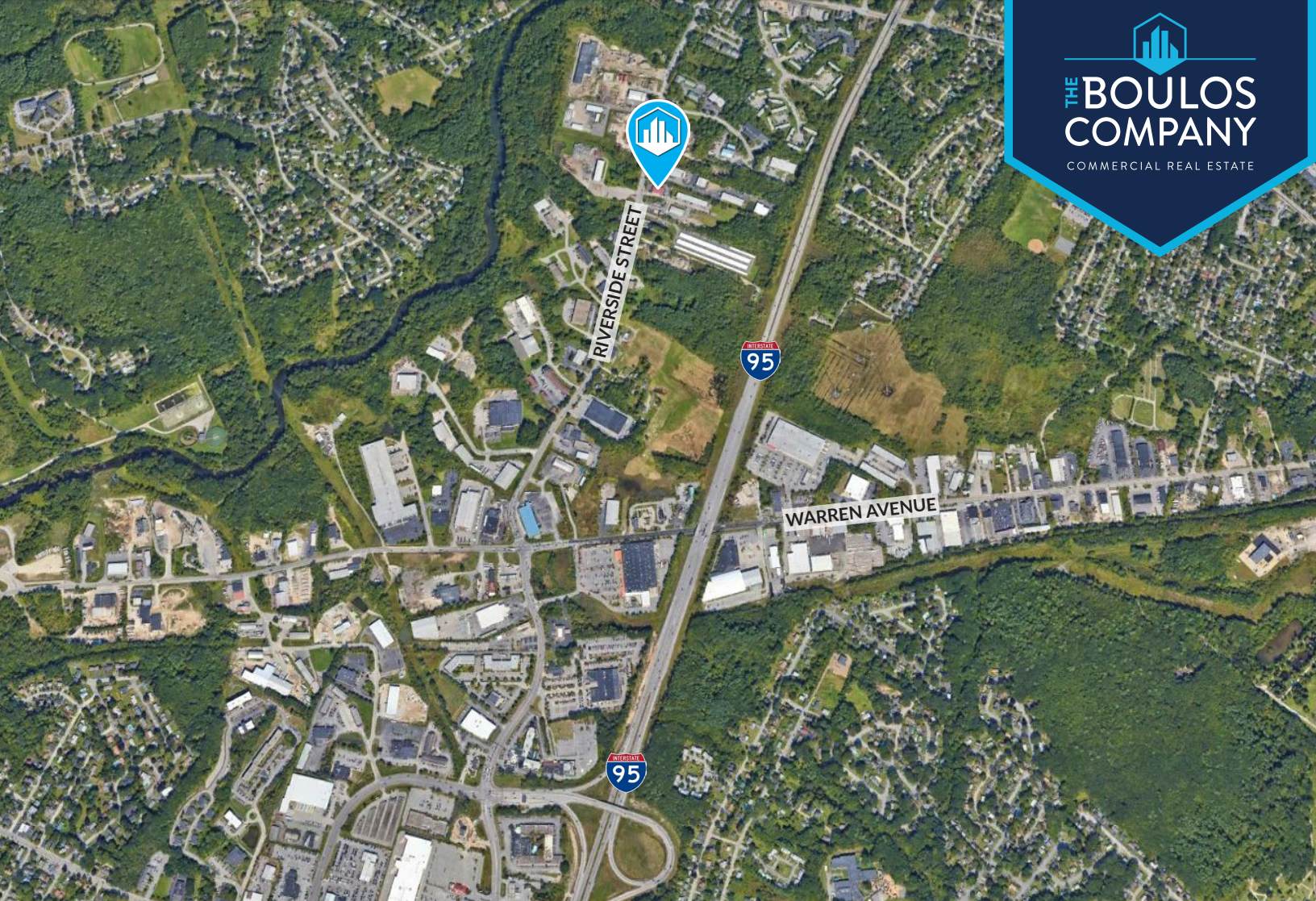
**\$10.00/SF NNN**

## PROPERTY HIGHLIGHTS

<b>SUBLANDLORD</b>	ADT Commercial, LLC
<b>ASSESSOR'S REFERENCE</b>	306/B/1
<b>BOOK/PAGE</b>	15944/263
<b>BUILDING SIZE</b>	6,000± SF
<b>AVAILABLE SPACE</b>	Office: 4,304± SF Warehouse: 1,696± SF Total Space Available: 6,000
<b>LOT FRONTAGE</b>	105±'
<b>YEAR BUILT</b>	2004
<b>YEAR RENOVATED</b>	2021
<b># OF STORIES</b>	One (1)
<b>DRIVE-IN DOORS</b>	One (1)
<b>ZONING</b>	IM - Industrial: Moderate Impact
<b>UTILITIES</b>	Public water and sewer
<b>HVAC</b>	Central A/C
<b>PARKING</b>	30± parking spaces
<b>SUBLEASE RATE</b>	\$14.00/SF NNN <b>\$10.00/SF NNN</b>
<b>EST. NNN EXPENSES</b>	\$2.08/SF (Est. 2024)

## FLOOR PLAN





## CONTACT US



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