

FOR LEASE

Industrial Building

9,800± SF | \$10.00/SF NNN



83 Walch Drive, Portland

Property Highlights

- Warehouse Building with 2,320± SF Office Space
- 1 Loading Dock & 1 Overhead Door
- Available January 1, 2025

Property Description

We are pleased to offer this 9,800± SF industrial building for lease at 83 Walch Drive in Portland. The property features one loading dock, one drive-in overhead door, 16' ceiling heights, and office space. The site is easily accessible, located just off of Riverside Street between the Maine Turnpike Exits 48 and 52.



Broker Contact

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Broker

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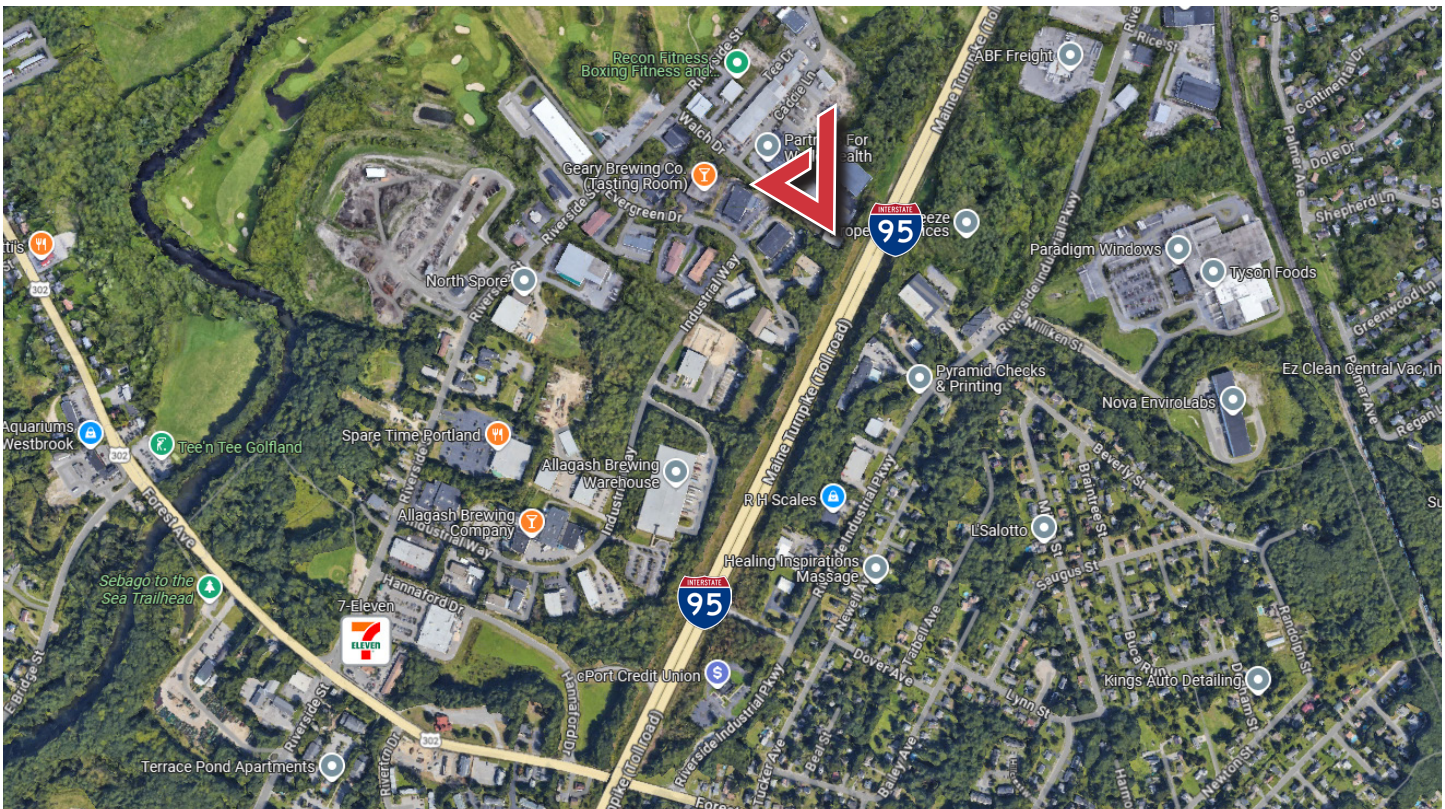
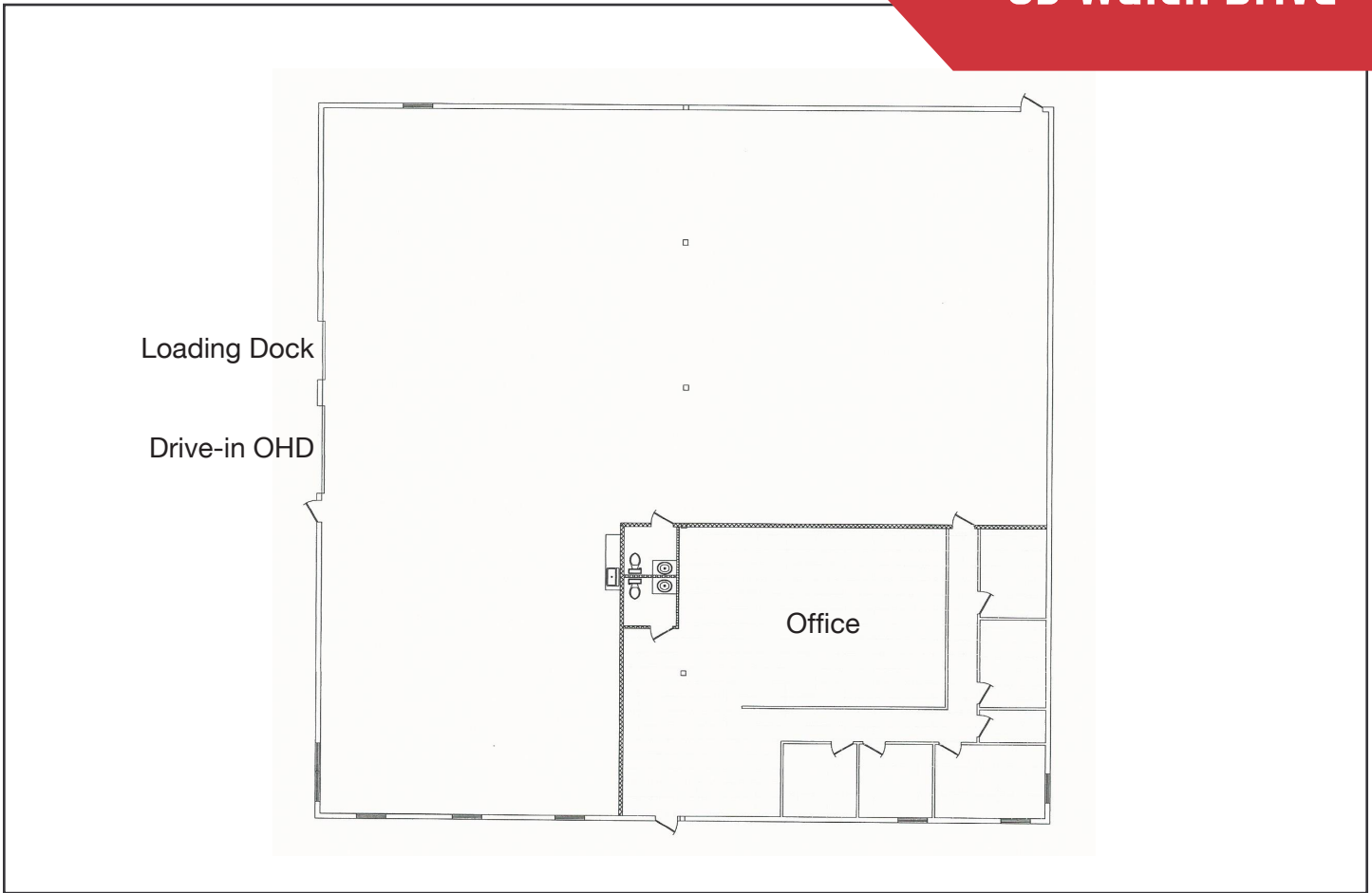


Property Overview

Owner	Moongate Properties LLC
Building Size	9,800± SF
Lot Size	5.5± acres
Assessor's Reference	Map 331, Block A, Lot 1 and Map 335, Block A, Lot 2
Taxes	\$22,480 (2024-2025)
Zoning	Industrial (IM)
Space Breakdown	7,480± SF Warehouse 2,320± SF Office
Building Age	2005
Roof	Metal
Lighting	LED fixtures
Flooring	Concrete in warehouse, carpet/tile in office
Ceiling Heights	16' in warehouse
Loading Dock	One (1) 8'×8'
Drive-in OHD	One (1) 10'×12'
Electrical	400 Amp
HVAC	Two (2) propane-fired heating units; A/C in office
Utilities	Municipal water and sewer
Parking	Abundant on-site
Available	January 1, 2025

FOR LEASE : \$10.00/SF NNN - Estimated NNN Expenses \$4.07/SF

83 Walch Drive



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.