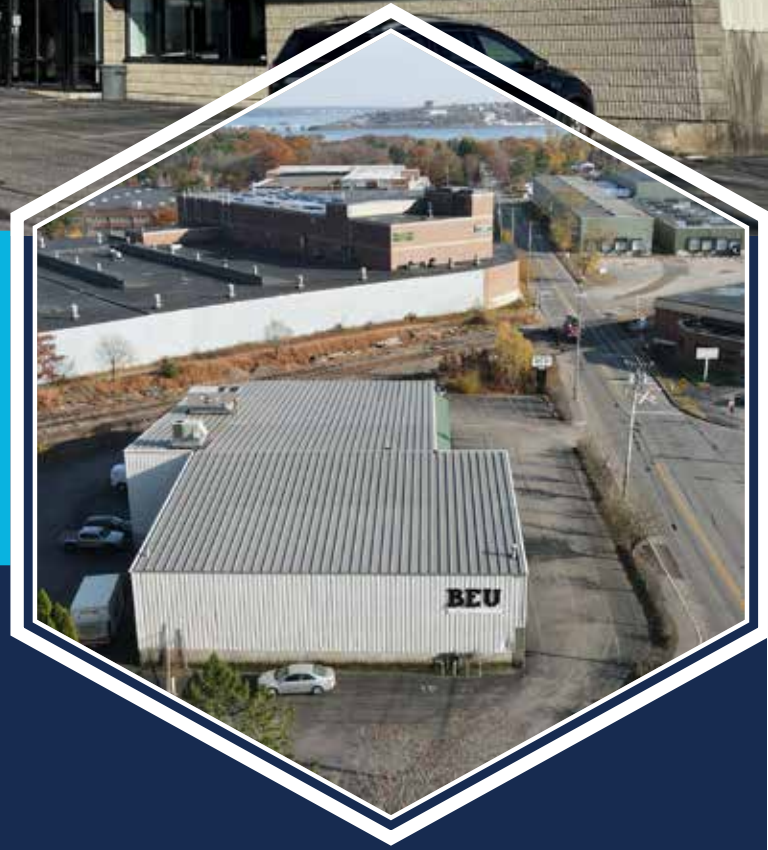




FOR SALE

275 READ STREET
PORTLAND, ME 04103



- Prime location off Route 302 between I-95 and I-295 with Forest Avenue visibility
- Low vacancy rates for industrial/flex buildings
- Occupied by a wholly-owned Xerox subsidiary since 1998

SALE PRICE:
\$2,500,000

PROPERTY HIGHLIGHTS

OWNER OF RECORD: KGTG Realty, LLC

BOOK/PAGE: 16125 / 125

ASSESSOR'S REFERENCE: Map 150, Lot 9/1

BUILDING SIZE: 16,546± SF per City of Portland Assessor's Office
(14,854± SF per lease agreement)

YEAR BUILT: 1988

LAND SIZE: 1± AC

ROAD FRONTAGE: 107' on Bell Street
250' on Read Street
Visible from Route 302/Forest Avenue

PARKING: 18-lined spaces with sufficient space to add additional spaces in the rear of the building

ZONING: IL - Industrial Low Impact

UTILITIES: Public water and sewer
3-phase electric

CEILING HEIGHT 18'

OVERHEAD DOORS Two (2), 12'x14'

SALE PRICE: \$2,500,000

FOR SALE 275 READ STREET
PORTLAND, ME 04106



FOR SALE 275 READ STREET
PORTLAND, ME 04106



CONTACT US



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Partner

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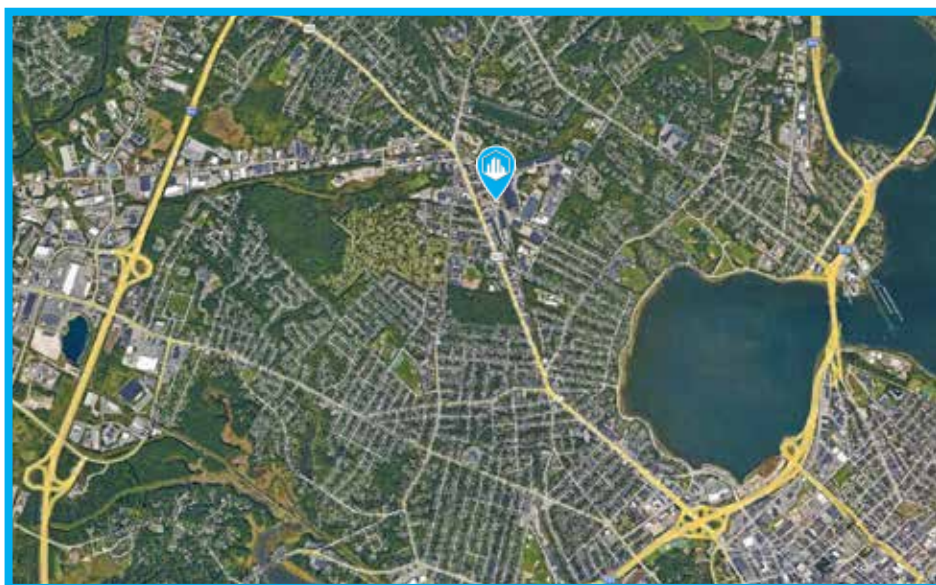
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