

FOR SALE/LEASE

Industrial Building

47,336± SF | \$7,300,000 | \$10.75/SF NNN



75 Pine Tree Industrial Parkway, Portland

Property Highlights

- Located ½ mile from Maine Turnpike/I-95, Exit 47
- Four (4) loading dock doors
- One (1) overhead doors
- Rail access
- Significant exterior paved lay down area
- 28' clear height
- Highway visibility

Property Description

We are pleased to offer this 47,336± SF industrial building on 8.25± acres for sale or lease in Portland's Pine Tree Industrial Park. The property is visible from the Maine Turnpike and is less than a half-mile from I-95. IM zoning allows for warehousing, storage, manufacturing or distribution.

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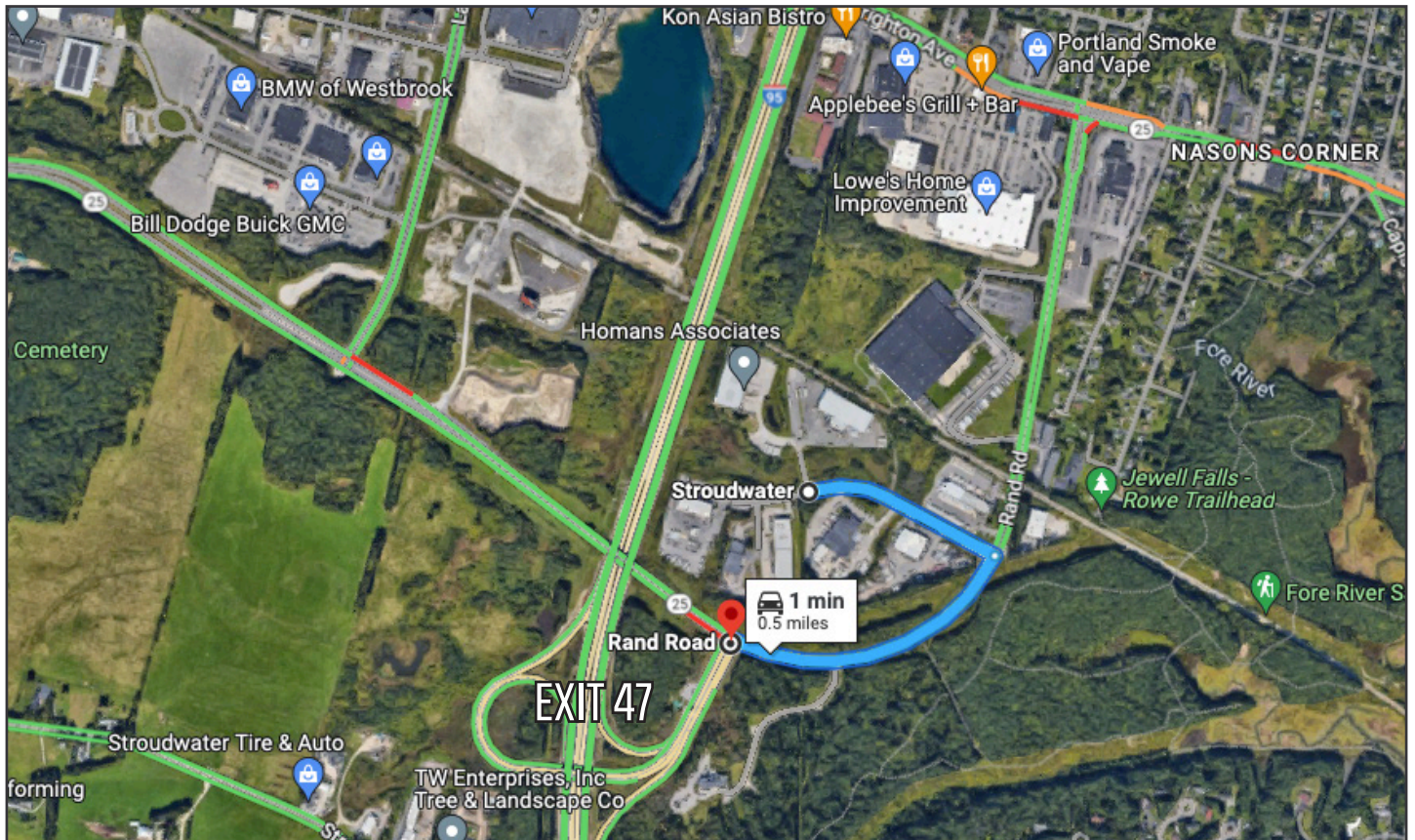
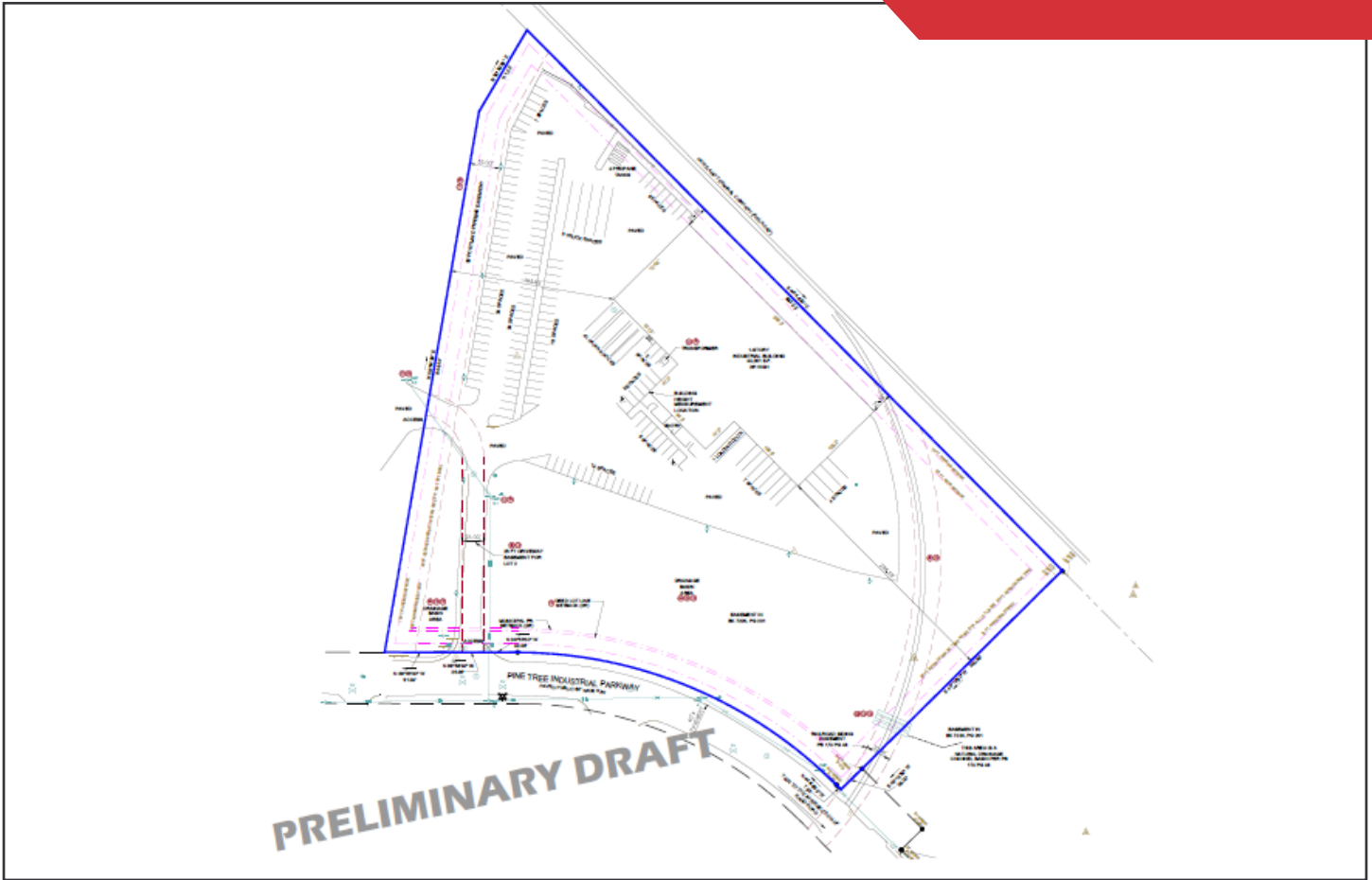


Property Overview

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|-----------------------|--------------------------------------------------------------------|
| Owner | 75 Pine Tree, LLC |
| Assessor's Reference | Map 253, Block A, Lot 2 and Map 254, Block A, Lot 6 |
| Deed Reference | Book 39625, Page 242 |
| Building Size | 47,336± SF |
| Lot Size | 8.25± acres |
| Space Breakdown | Warehouse: 38,500± SF Office: 4,418± SF Mezzanine: 4,418± SF |
| Annual Taxes | \$52,829.94 (FY '23 - '24) |
| Zoning | Industrial (I-M) |
| Year Built | 1995 |
| Building Construction | Pre-engineered steel frame with metal siding |
| Utilities | Municipal water & sewer, propane |
| Heat | New air rotation unit |
| Ceiling Height | 28'± clear height, 31'± to roof deck |
| Loading Docks | Four (4) |
| Overhead Doors | One (1), 12'x14' |
| Sprinkler System | Yes - fully sprinklered |
| Rail Siding | CSX rail siding into site (not currently active) |

FOR SALE : \$7,300,000 - FOR LEASE : \$10.75/SF NNN





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.