



# FOR LEASE

## HIGH BAY INDUSTRIAL WAREHOUSE

765 WARREN AVENUE, PORTLAND, ME 04103



# FOR LEASE | HIGH BAY DISTRIBUTION WAREHOUSE

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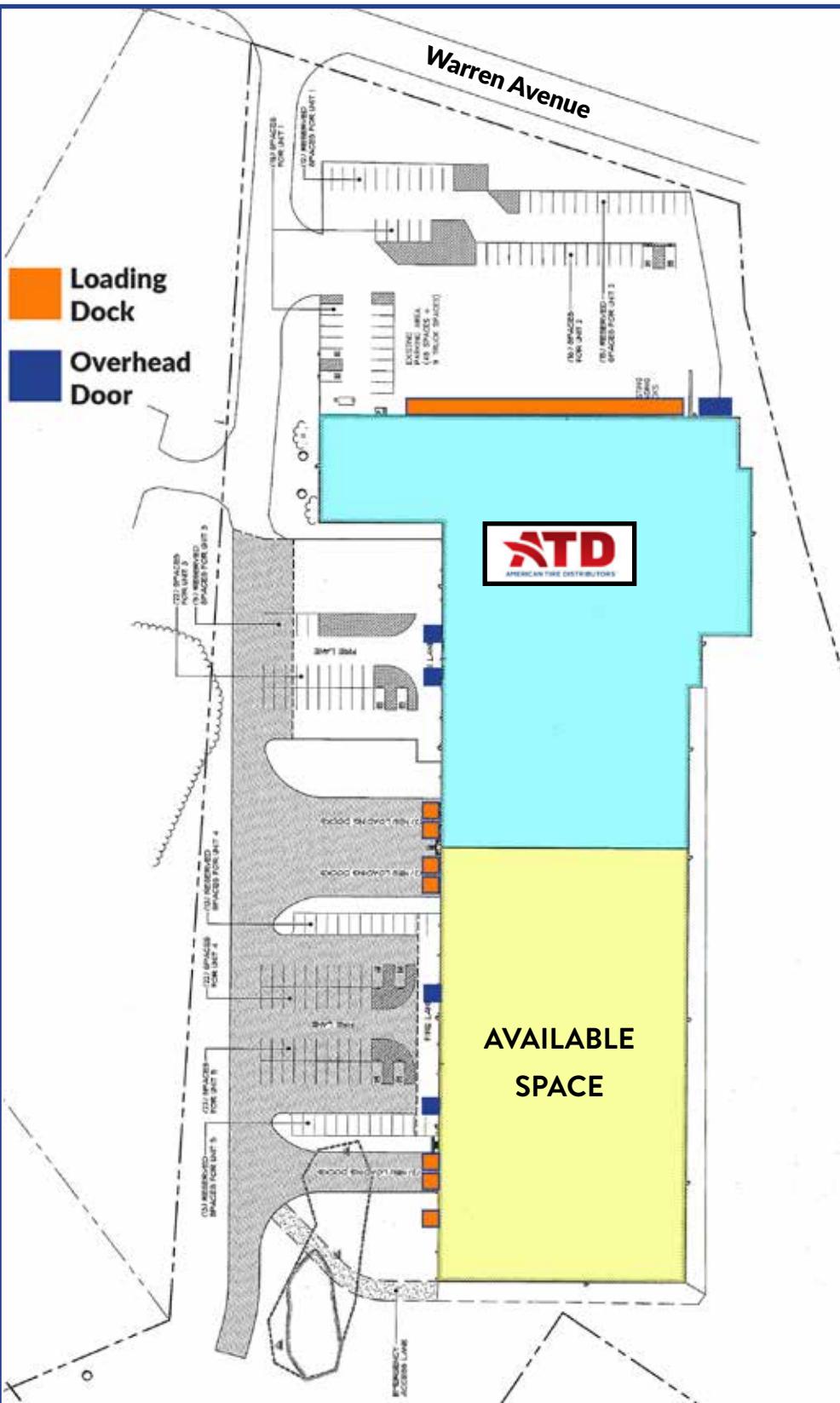
OWNER	WARREN AVE DEVELOPMENT II, LLC & CHUNKY MONKEY LLC
ASSESSORS REFERENCE	316/A/3 & 318/A/2 & 319/A/9
YEAR BUILT	1988
TOTAL BUILDING SIZE	160,106 SF
AVAILABLE SPACE	70,132± SF
TOTAL LAND AREA	15± ACRES
ZONING	IM - INDUSTRIAL MODERATE IMPACT
CLEAR HEIGHT	29' TO BOTTOM OF THE SPRINKLERS & 30' TO BOTTOM OF THE I-BEAMS
COLUMN SPACING	43' X 49'
PRIMARY POWER	400A 480Y/277V
SPRINKLER SYSTEM	FULLY SPRINKLERED, WET SYSTEM
HVAC	IN OFFICE AREAS
HEATING SYSTEM	GAS HEAT, ROOF TOP UNITS
WATER/SEWER	PUBLIC WATER, PRIVATE SEWER
DOCKS/DOORS	FIVE (5) DOCKS (3 - 9' X 10' & 2 - 9' X 9') / TWO (2) DOORS (12' X 14')
PARKING	AMPLE, ON SITE PARKING
LEASE RATE	\$9.95/SF NNN
REAL ESTATE TAXES (Est.)	\$0.91/SF
CAMS (Est.)	\$1.16/SF

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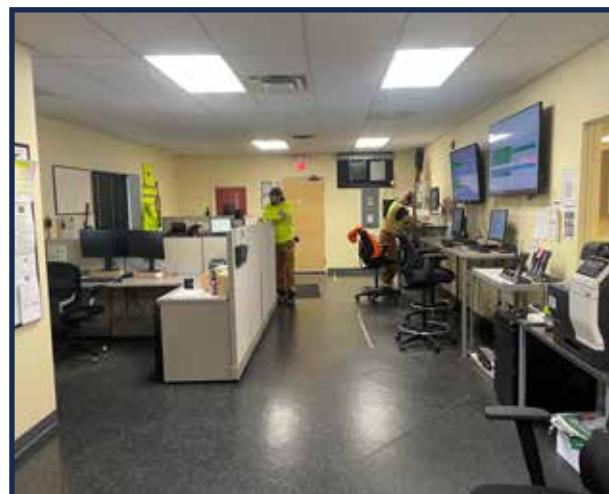
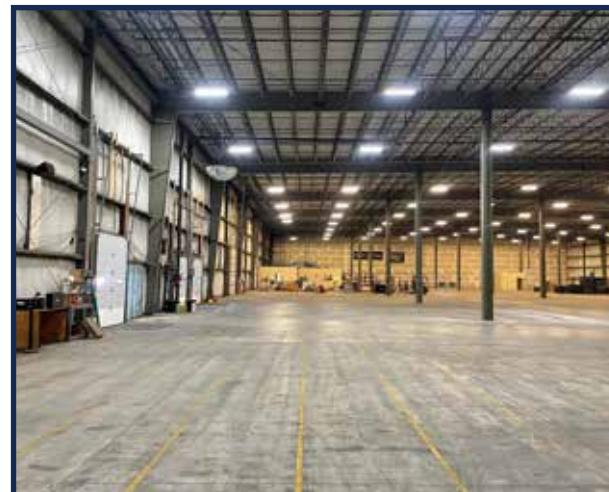
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## BUILDING PLAN



## PHOTOS



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## CONTACT US



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