

FOR SUBLEASE | INDUSTRIAL SPACE

765 Warren Avenue | Portland, ME



70,132± SF WAREHOUSE SPACE

- Move in ready industrial space
- Located off of I-95 and in close proximity to Westbrook's Rock Row
- Five (5) loading docks and two (2) doors
- Ample on-site parking

VERY ATTRACTIVE INITIAL RATE!



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PROPERTY SUMMARY

765 Warren Avenue | Portland, ME



OWNER: Warren Development II LLC
& Chunky Monkey LLC

SUBLEASSOR: Allagash Brewing Company

DEED: Book 29614, Page 050

ASSESSOR: Map 316, Block A, Lot 3
Map 318, Block A, Lot 2
Map 319, Block A, Lot 9

LOT SIZE: 15± AC

BUILDING SIZE: 157,320± SF

AVAILABLE SPACE: 70,132± SF

YEAR BUILT: 1988

CLEAR HEIGHT: 30'±

COLUMN SPACING: 43'x49'

HVAC: Gas heat, roof top units

UTILITIES: Municipal water & private
sewer

POWER: 400 amp 480Y/277V

SPRINKLER: Wet system

LOADING: Five (5) docks (9'x10')
Two (2) doors (12'x14')

SIGNAGE: Pylon sign at street

PARKING: Ample on-site

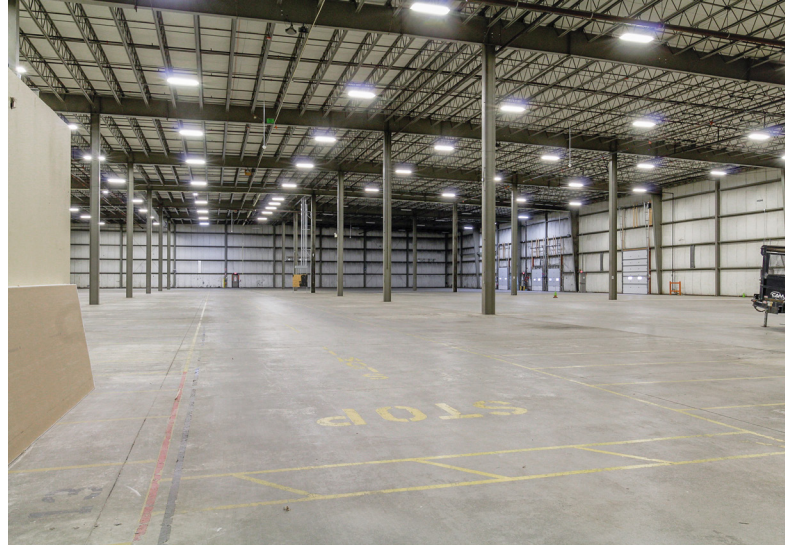
ZONING: IM - Industrial Moderate
Impact

CAMS: \$2.10/SF



PHOTOS

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