

# FOR LEASE



## VERSATILE OFFICE/RETAIL SPACE

235 PORTLAND ROAD, BUILDING 2, GRAY, ME 04039

### PROPERTY HIGHLIGHTS

- Highly visible commercial space with over 580' of frontage along Portland Road (Route 100)
- 5,000-10,000± SF of shell space available across two floors ready for custom build-out. This space offers excellent potential for retail, office, medical, or light industrial uses, accommodating a range of tenant needs
- Located less than 3 miles from ME Turnpike Exit 63, minutes from Gray Village, and just over 15 minutes from Portland
- Neighboring businesses include Everon, NU-YAR Construction, SW Cole Engineering, Bruns Bros., and Gray Plaza Shopping Mall among others
- Build-to-suit options and generous tenant improvement allowances available



LEASE RATE:  
\$12.00/SF NNN



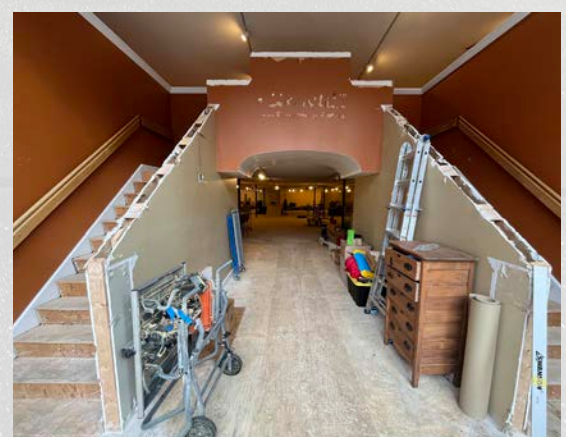
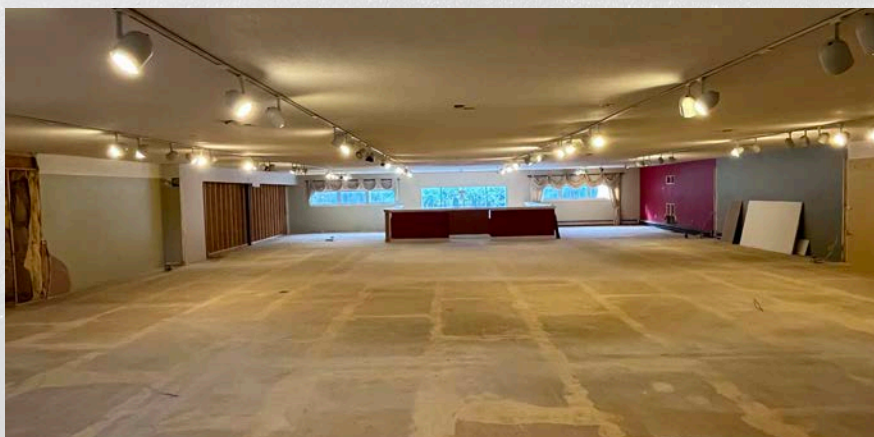


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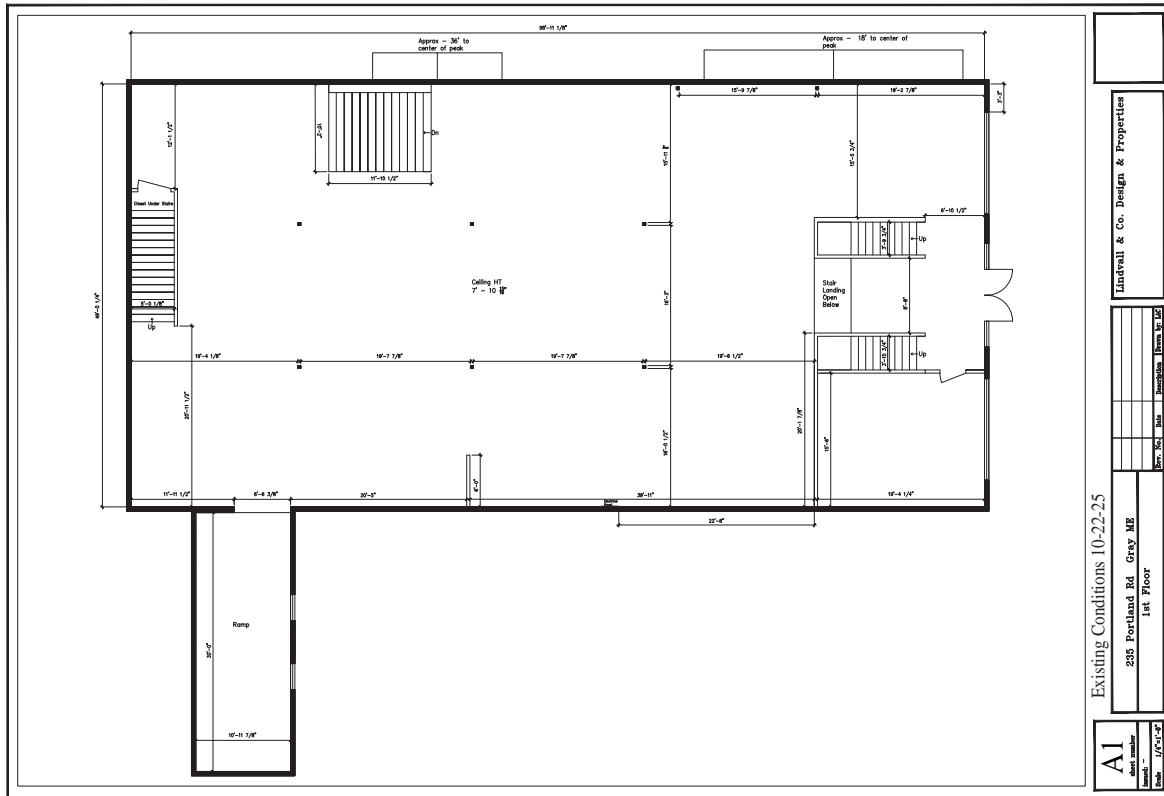
## PROPERTY DETAILS

OWNER	235 Portland, LLC
BUILDING SIZE	37,600± SF
AVAILABLE SPACE	5,000-10,000± SF
AVAILABILITY	Immediate
ASSESSOR'S REFERENCE	064-036-002
DEED REFERENCE	41774/159
ZONING	Commercial
LOT SIZE	14.0± Acres
LOT FRONTAGE	Approximately 580' on Portland Road (Rte100)
YEAR BUILT	1990
NUMBER OF STORIES	Two (2)
UTILITIES	Municipal water, private sewer
RESTROOMS	To be built
PARKING	Ample on-site
NNN EXPENSES	\$3.06/SF
LEASE RATE	\$12.00/SF NNN

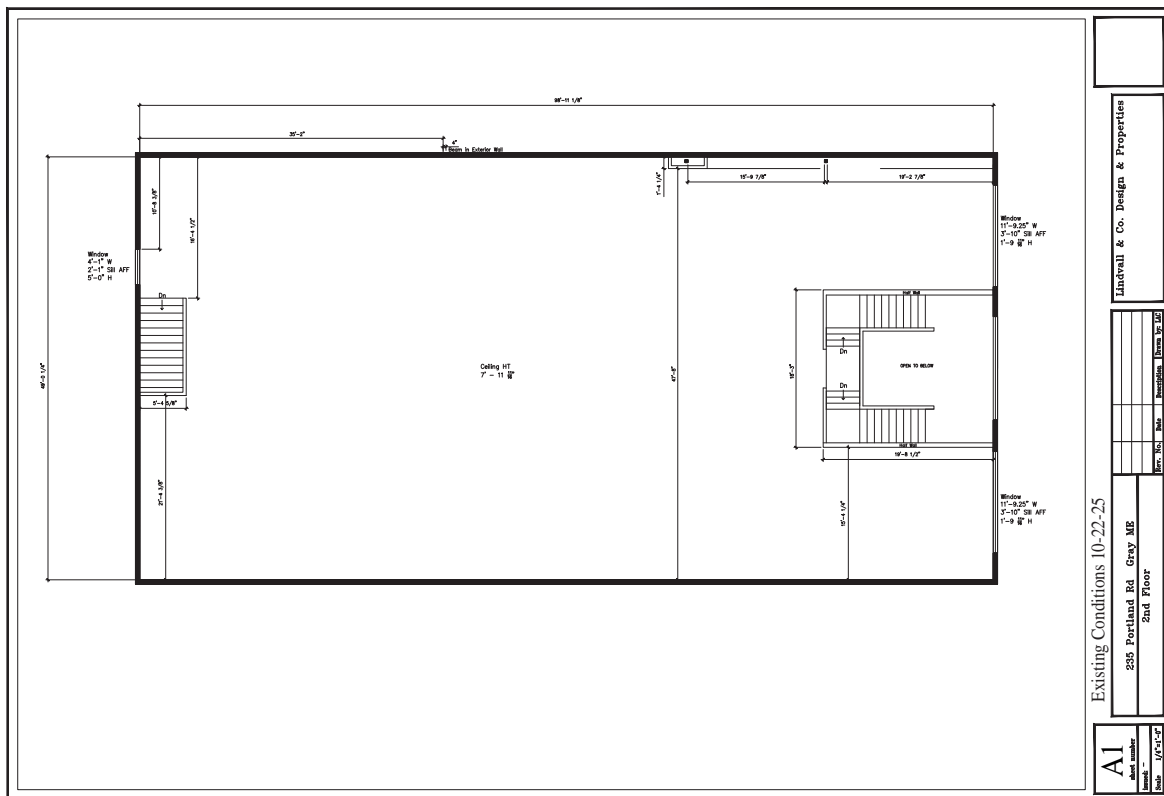


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## FIRST FLOOR PLAN



## SECOND FLOOR PLAN





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## CONTACT US



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