

FOR LEASE | RETAIL/INDUSTRIAL SPACE

2325 Broadway | South Portland, ME



15,000± SF RETAIL/INDUSTRIAL

- 5,000± SF of office/retail space and 10,000± SF of dynamic warehouse space
- Located right off of I-295 and in close proximity to the Maine Mall and Portland International Jetport
- Layout consists of a 10 private offices, a conference room, kitchenette, workshop and show room

LEASE RATE: \$15.00/SF NNN



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PROPERTY SUMMARY

2325 Broadway | South Portland, ME



OWNER: 2325 Broadway, LLC

DEED: Book 20872, Page 2004

ASSESSOR: Map 76, Lot 9

LOT SIZE: 6.96± AC

BUILDING SIZE: 21,000± SF

AVAILABLE SIZE: 15,000± SF

YEAR BUILT: 2004

CONSTRUCTION: Masonry

ROOF: Rubber membrane; flat

SIDING: Concrete/cinder block

CEILING HEIGHT: Showroom - 11'9"
Office - 8'5.5"
Warehouse - 15'3"
Shop - 11'5"

HVAC: Forced hot air; gas
Mini splits

UTILITIES: Municipal water
Quasi-public sewer

RESTROOM: Two (2)

SPRINKLER: Wet system

LOADING: One (1) 12x12' drive in door
One (1) 10x10' step height door
Two (2) 10x10' loading doors
with dock levelers

SIGNAGE: Pylon and on building

PARKING: Ample on-site

ZONING: CG - General Commercial

LEASE PRICE: \$15.00/SF NNN



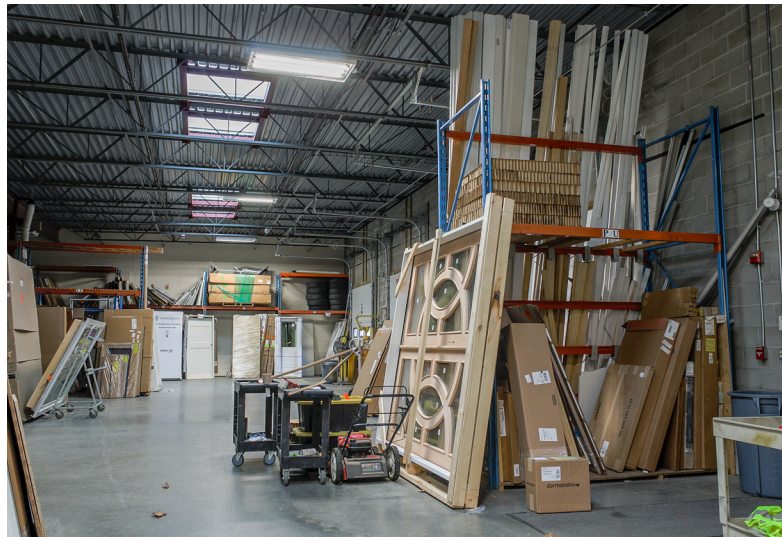
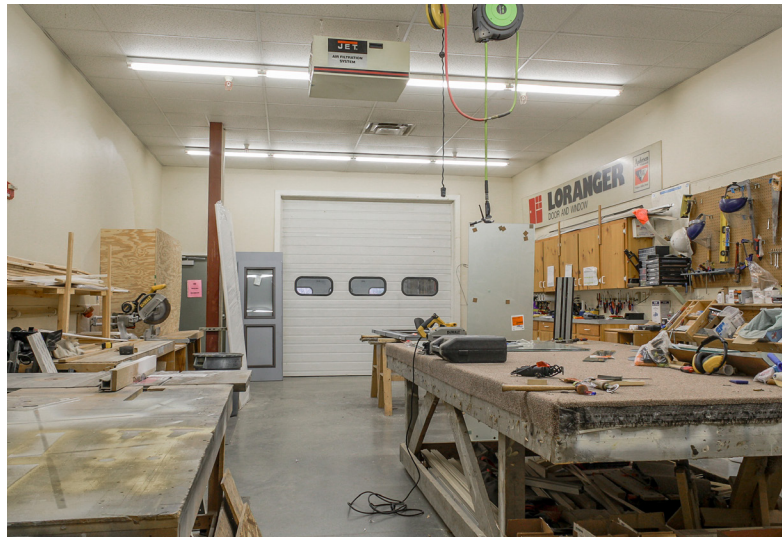
PHOTOS

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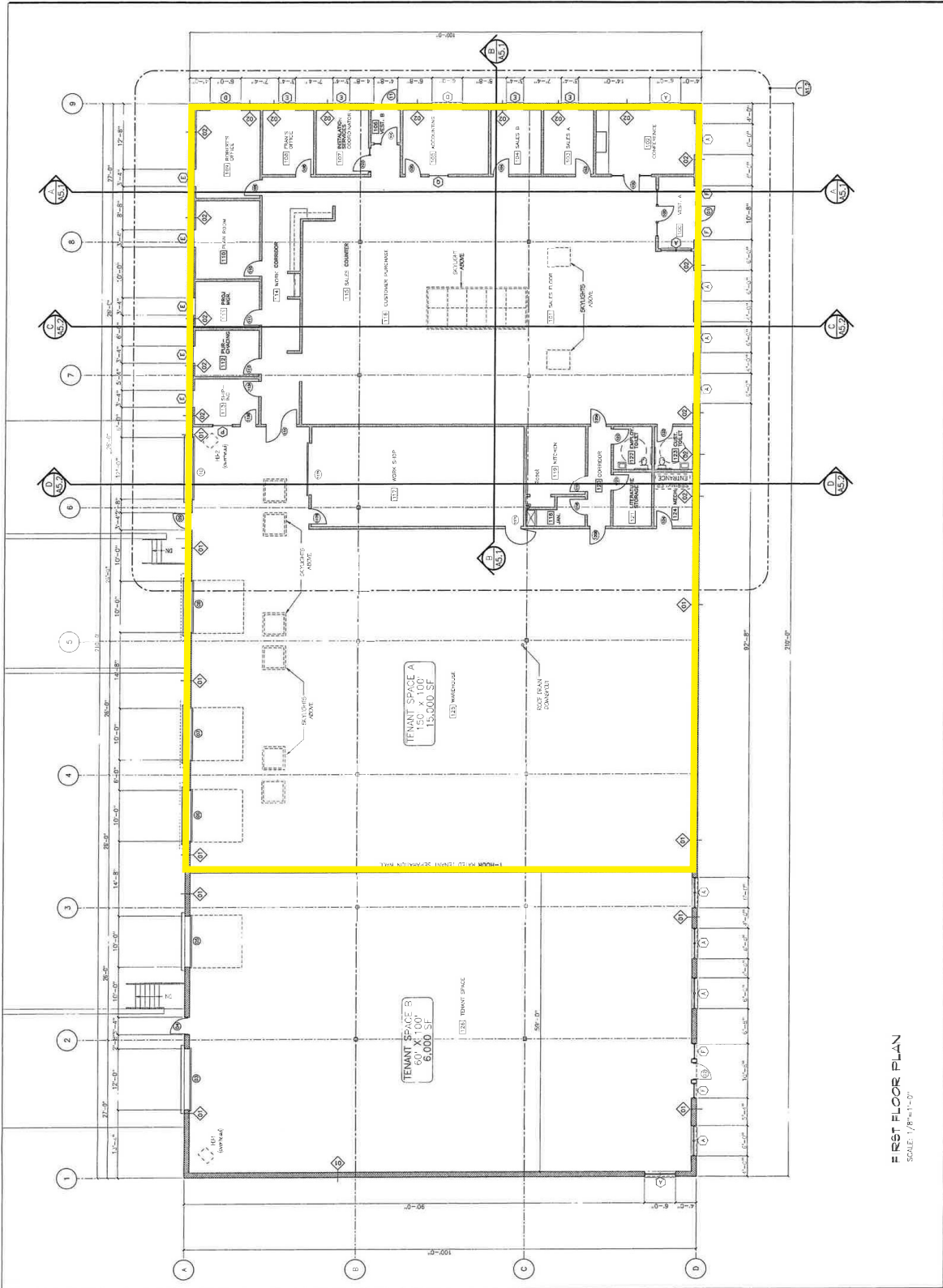
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FLOOR PLAN

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FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

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SUBJECT PROPERTY

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