



# FOR LEASE

125 JOHN ROBERTS ROAD, SUITES 2 & 18  
SOUTH PORTLAND, ME 04106

## INDUSTRIAL/ FLEX SPACE

### PROPERTY HIGHLIGHTS

- Two (2), 4,000± SF Industrial/Flex Units
- Units feature large open warehouse space, 16' ceiling heights, one(1) overhead door, and office space
- Ample, on-site parking in common with other tenants
- Conveniently located just minutes from I-95, I-295, and the Portland International Jetport
- Units available October 1, 2026
- **Lease rate: \$10.00/SF NNN**

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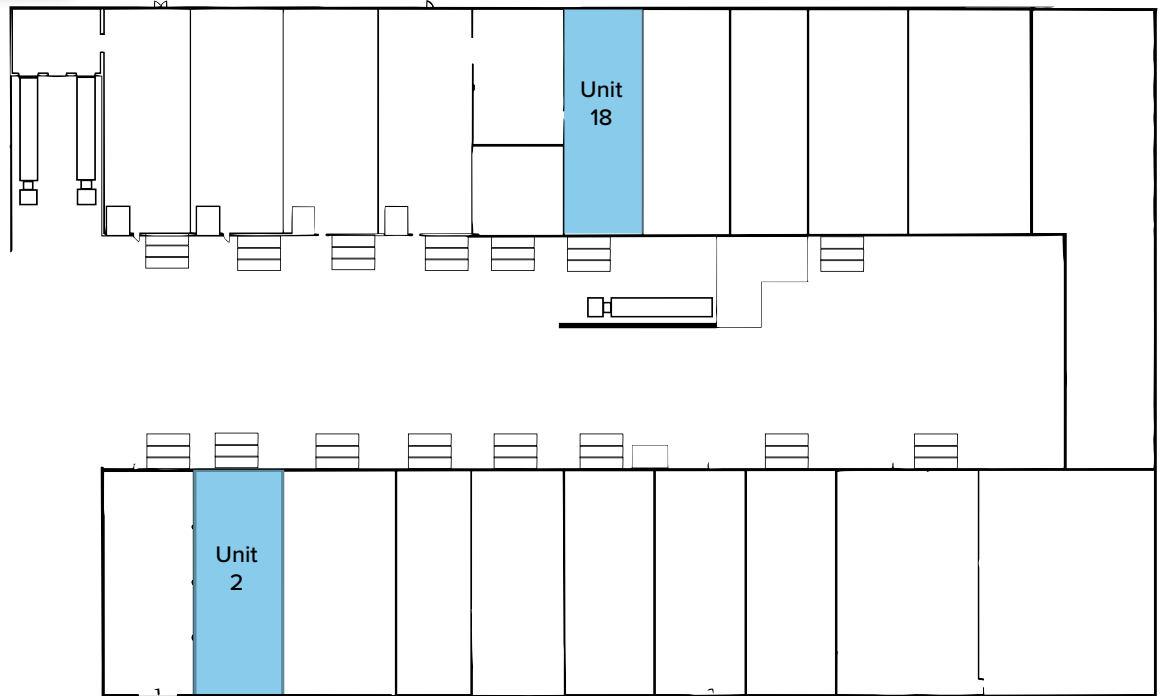
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## PROPERTY DETAILS

<b>OWNER</b>	SJ REALTY	<b>HVAC</b>	COMBINATION ELECTRIC & GAS
<b>ASSESSOR'S REFERENCE</b>	MAP 75, BLOCK A, LOT 11, BLOCK E	<b>POWER</b>	200 AMP, 3-PHASE
<b>DEED REFERENCE</b>	BOOK 5032 PAGE 295	<b>UTILITIES</b>	MUNICIPAL WATER/SEWER
<b>ZONING</b>	IL - LIGHT INDUSTRIAL	<b>CEILING HEIGHT</b>	16'
<b>BUILDING SIZE</b>	96,204± SF	<b>GRADE LEVEL DOOR</b>	1 PER UNIT
<b>AVAILABLE SPACE</b>	SUITE 2: 4,000±/SF SUITE 18: 4,000±/SF	<b>YEAR BUILT</b>	1979
<b>DATE AVAILABLE</b>	10/1/2026	<b>LEASE RATE</b>	\$10.00/SF NNN
<b>PARKING</b>	ON-SITE, PAVED	<b>EXPENSES (EST.)</b>	TAXES: \$1.31/SF CAMS: \$2.08/SF

## FLOOR PLAN



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## UNIT 2



## UNIT 18



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## CONTACT US



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