

FOR LEASE | WAREHOUSE/FLEX UNIT

170 JOHN ROBERTS ROAD, SOUTH PORTLAND, ME 04106



PROPERTY HIGHLIGHTS

- Unit 20: 1,500± SF of warehouse/flex space
- Location offers excellent visibility and easy access to I-295 and the Maine Turnpike
- Unit includes offices, restrooms, warehouse space, 16' ceiling height and a 9'x10' overhead door.
- Amenities include building and pylon signage and professional management
- **Lease Rate: \$1,950/month MG**



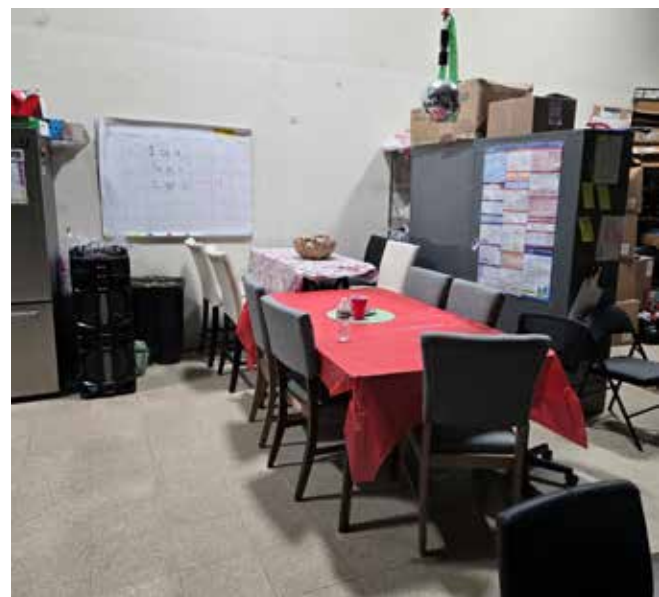
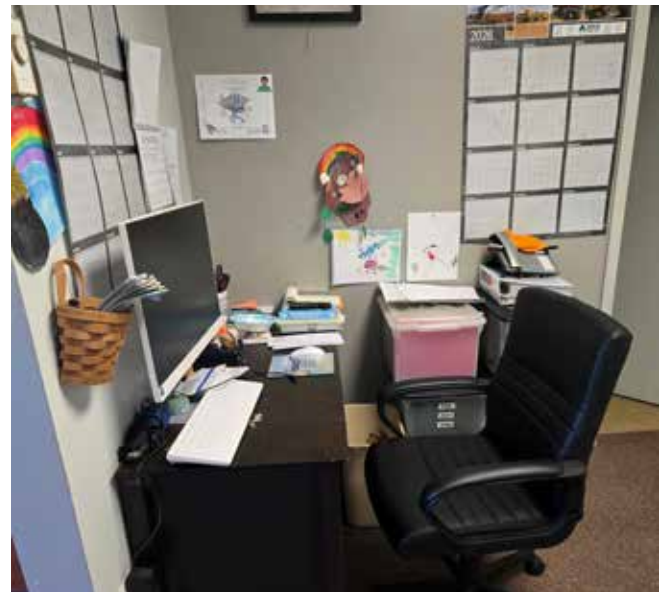
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PROPERTY DETAILS

OWNER	Carbo Company
DEED REFERENCE	Book 04181, Page 0286
ASSESSOR'S REFERENCE	075/A/11B
BUILDING SIZE	30,000± SF
AVAILABLE SPACE	Unit 20: 1,500± SF
DATE AVAILABLE	11/1/2026
ZONING	IL - Light Industrial
LOT SIZE	1.91± SF
YEAR BUILT	1984
NUMBER OF STORIES	One (1)
HEATING /COOLING	Gas, Separately metered
CEILING HEIGHT	16'
GRADE LEVEL DOORS	One (1) 9'x10'
UTILITIES	Municipal water and sewer
POWER	3-phase, 800A 480/277V
PARKING	On-site in common with other tenants
LEASE RATE	\$1,950/month Modified Gross



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UNIT PLAN

Unit 15	Units 16 & 17	Unit 18	Unit 19	Unit 20	Unit 21
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Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14
Unit 7	Unit 6	Unit 5	Units 2-4			Unit 1



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CONTACT US



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