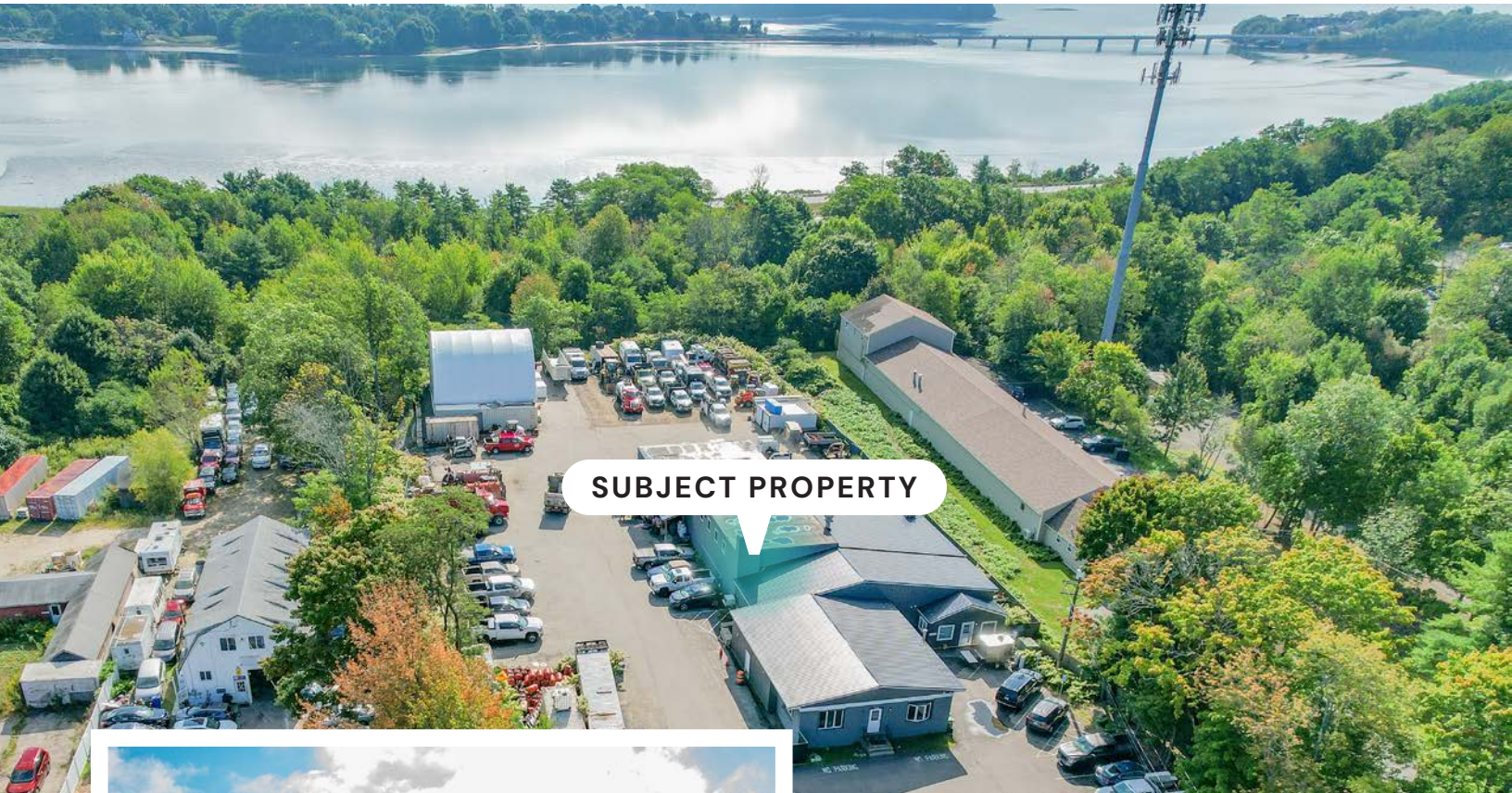


FOR SALE • INDUSTRIAL BUILDING

1035 Ocean Ave • Portland, ME



SUBJECT PROPERTY



9,106± SF INDUSTRIAL BUILDING

- Investment opportunity with tenant in place and space for owner user. See broker for lease details.
- Features garage & shop space, full commercial kitchen, multiple walk-in coolers, office spaces and conference rooms
- Close proximity to downtown Portland and Falmouth



Brandon Mitchell
O 207.358.7057
C 207.415.7982
Brandon@malonecb.com

SALE PRICE: \$2,095,000

PROPERTY SUMMARY

1035 Ocean Ave • Portland, ME



Site Info

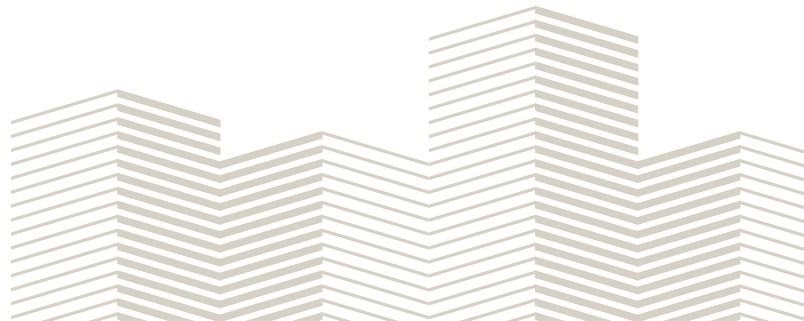
OWNER:	1025 Ocean Avenue LLC
DEED:	Book 35343, Page 307
ASSESSOR:	Map 415, Lot 3
LOT SIZE:	2.0552± AC
SIGNAGE:	Pylon on Ocean Ave
PARKING:	Ample on-site
ZONING:	Medium Impact Industrial
PROPERTY TAXES:	\$12,021.93 (2026)

Building Info

BUILDING SIZE:	9,106± SF
YEAR BUILT:	1954
CONSTRUCTION:	Concrete Block/Structure Steel
ROOF:	1/3 rubber roof New roof trusses & metal roof in 2018
SIDING:	Concrete Block/Metal Siding (2019)
FOUNDATION:	Concrete
FLOORING:	Concrete, Vinyl, VCT
CEILING HEIGHT:	19' ± Shop bay 9' ± Warehouse
OVERHEAD DOORS:	One (1) 13'x13'± One (1) 8'x8'±
ELECTRICITY:	200 amp / 3 phase @ street
HVAC:	New ductwork & AHU's (2019) New infrared heaters in garages (2019)
UTILITIES:	Public water New chambered septic system (2019)

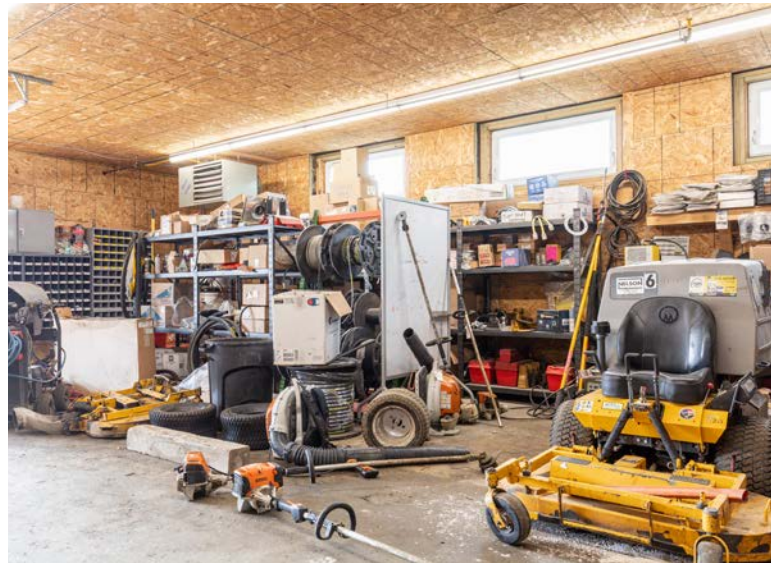


RESTROOM:	Four (4)
PARKING:	Ample, repaved in 2024
ADDITIONAL BUILDING:	Rubber storage building 40ft. deep by 50ft. wide 14' Overhead door Sits on two storage containers
TENANT LAYOUT:	Full commercial kitchen Multiple walk-in coolers Three offices & conference room



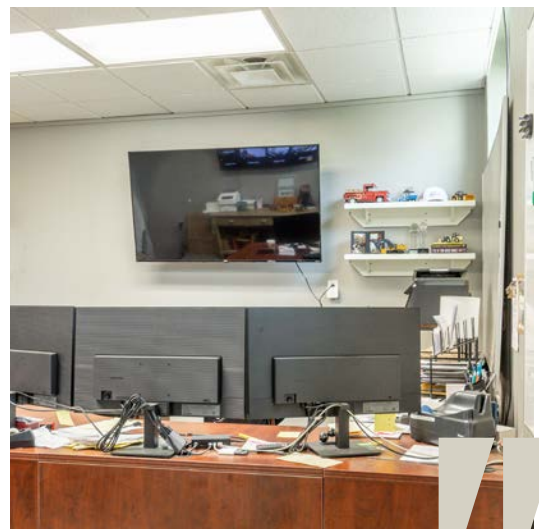
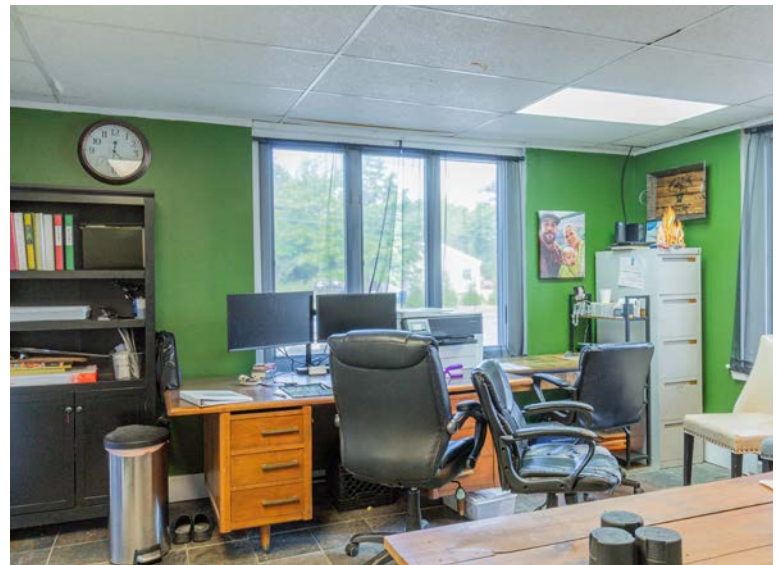
PHOTOS

1035 Ocean Ave • Portland, ME



INTERIOR PHOTOS

1035 Ocean Ave • Portland, ME



TENANT SPACE PHOTOS

1035 Ocean Ave • Portland, ME



EXTERIOR PHOTOS

1035 Ocean Ave • Portland, ME



AERIALS

1035 Ocean Ave • Portland, ME



FLOOR PLAN

1035 Ocean Ave • Portland, ME

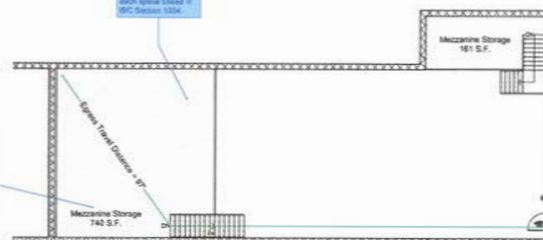


NELSON PROPERTY SERVICES AS-BUILT LIFE SAFETY PLAN

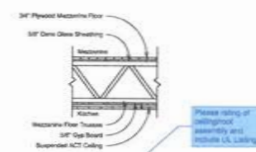
SCOPE: Change of Occupancy to Nelson Property Services Storage and Business Office
CONSTRUCTION: Type III B
AREA: Fire & Co. Catering = 2147 S.F. Net
Nelson Property Services Ground Floor 5058 S.F. + Mezz. 901 = 5959 S.F.
Gross Building Area = 8106 S.F.

It appears the second floor was added without a permit. It does not qualify as a mezzanine under IRC Section 105.2.1. Please provide a code path for height & area (IRC Chapter 10, Fire and smoke protection (IRC Chapter 10, and means of egress (IRC Chapter 10).

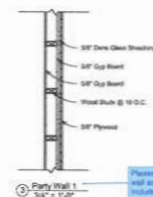
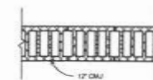
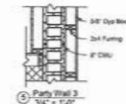
Please provide the Occupant Load for each space listed in IRC Section 1004.



Mezzanine
1/8" = 1'-0"



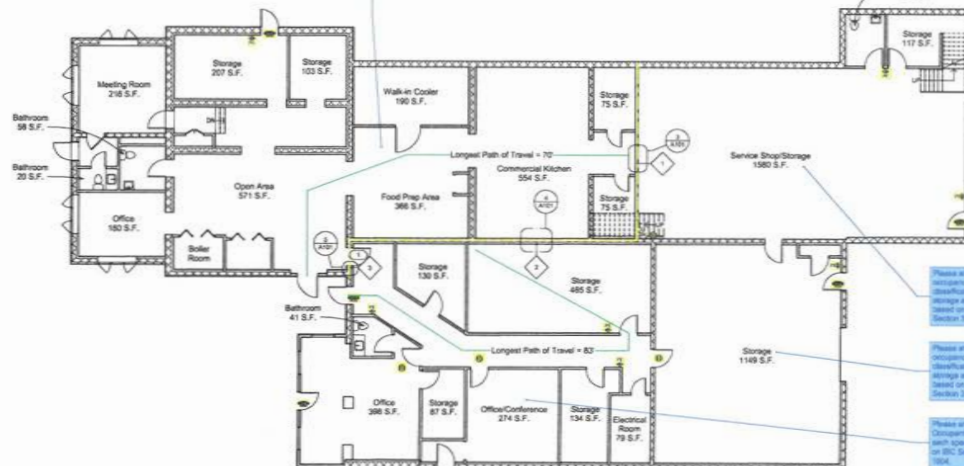
Please note if ceiling/roof assembly and include VA, Listing



Please note if wall assembly and include VA, Listing

- Does the building have an existing sprinkler system?
- Does the building have an existing fire alarm system?
- Please provide occupant loads for affected areas?

Please provide the Occupancy Classification of the listed space.



Floor Plan
1/8" = 1'-0"

TDArchitect

603.231.2799
tdarchitect.com
1000 Commercial
St. Portland, ME 04103

Project Name:
**Nelson Property Services &
Fire & Co. Catering
Existing Building**

Project Address: 1035 Ocean Ave, Portland, ME 04103

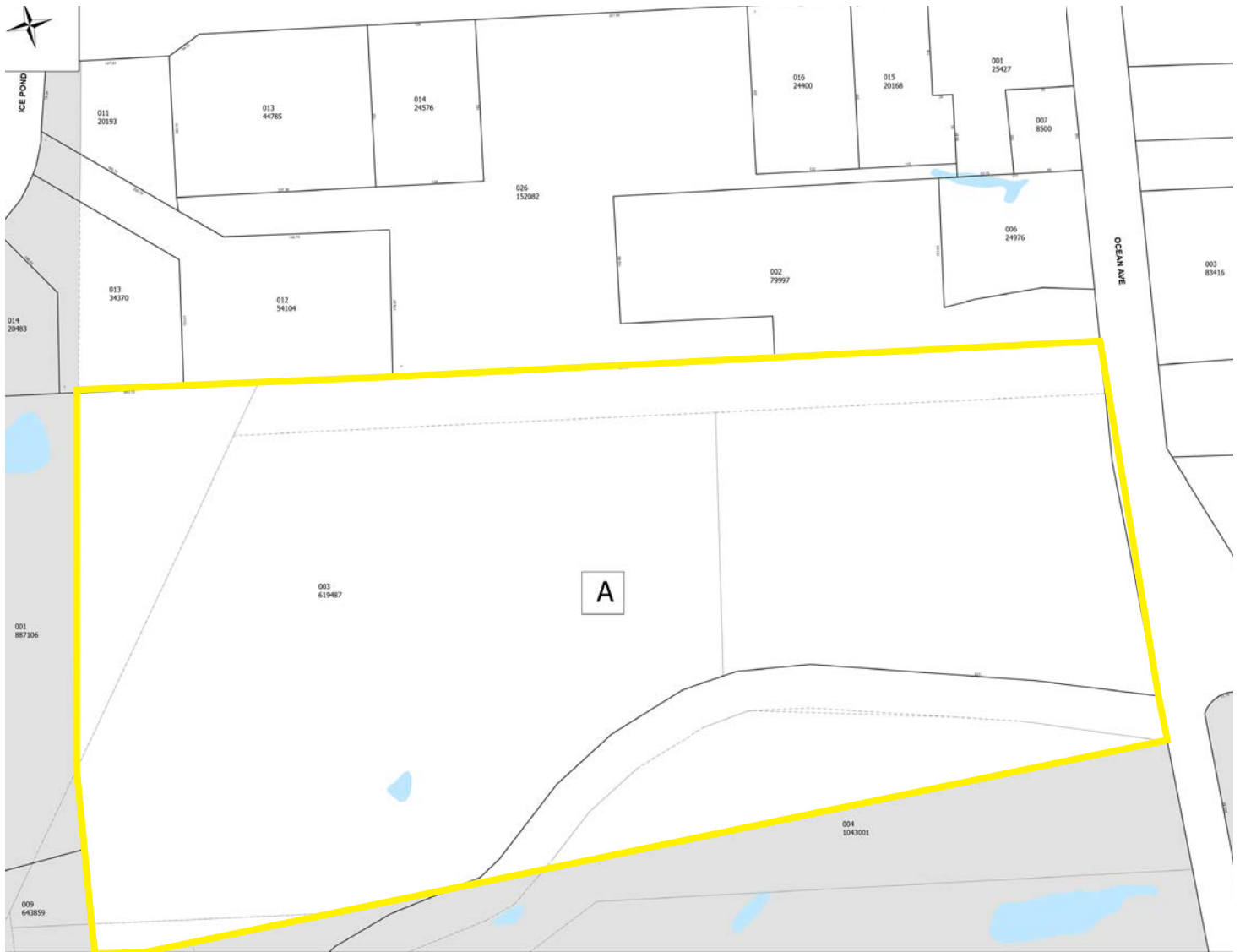
These drawings were prepared for:
Nelson Property Services & Fire & Co. Catering

Nelson Property Services
Floor Plan

Project Number: 2020-04
Date: 05.21.20
Drawn by: MTD
Checked by:
A101
Scale: As Indicated

TAX MAP

1035 Ocean Ave • Portland, ME



LOCATION MAP

1035 Ocean Ave • Portland, ME



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