

# FOR LEASE

## Industrial Space

10,000 - 31,360± SF | \$10.00/SF NNN



## 1 Madison Street, South Portland

### Property Highlights

- *High-bay industrial space*
- *Suited for warehouse/manufacturing/storage*
- *Exclusive use restroom & kitchenette in office*
- *1 Acre paved lot*
- *Move-in condition*
- *Professionally managed property*

### Property Description

We are pleased to offer 10,000 - 31,630± SF of warehouse space with 400± SF of contiguous office space for lease at 1 Madison Street in South Portland. Madison Street is located off Broadway just before Bug Light Park in a convenient South Portland location on the Eastern Trail.

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## Property Overview

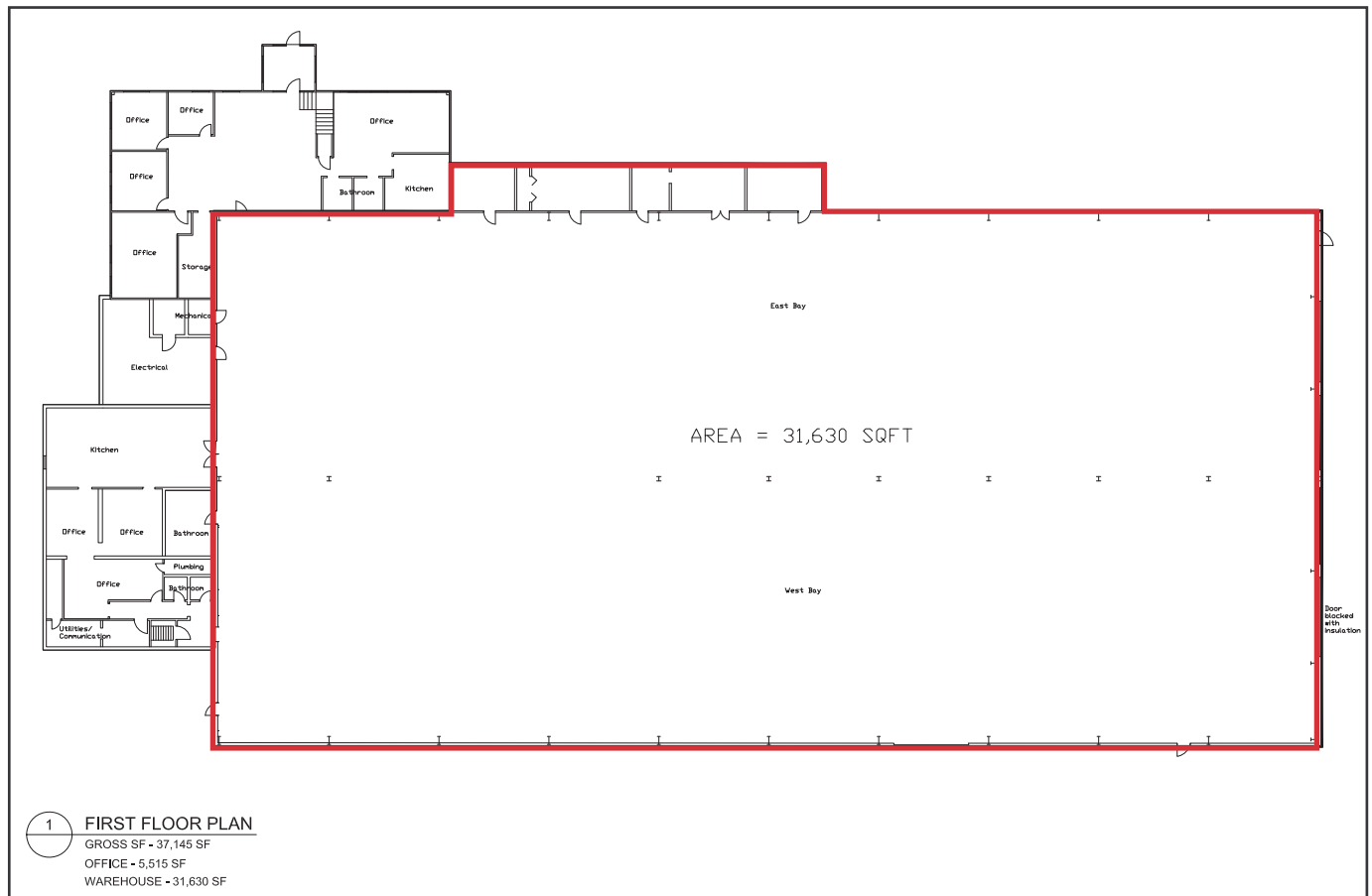
Building Size	39,860± SF
Available	November 2024
Assessor's Reference	Map 6, Lot 206
Zoning	Shipyards District
Available Space	10,000 - 31,630± SF - warehouse/manufacturing space
Building Construction	Steel frame with metal siding
Roof	Metal and rubber membrane
Electricity	5000 Amp, 480 volt, 3-phase
Lighting	Parabolic fixtures and LED
Heat	Warehouse : Natural gas-fired FHA Office : Mini Split HVAC
Utilities	Tenant to pay for its utilities
Sprinkler	Full coverage wet system
Alarm System	Yes
Overhead Door	One (1) operational 17' x 20' OHD
Ceiling Height	25'9" - 30"
Bathrooms	One (1) exclusive use
Kitchenette/Breakroom	One (1)
Parking	Free, on-site parking per highlighted site plan
Signage	Facade signage

**FOR LEASE : \$10.00/SF NNN - NNN's: \$2.18/SF**



## Miscellaneous

- Building wall packs light parking lot
- Tractor trailer access to loading door
- Excellent signage opportunities
- Adjoining 1 acre paved parking lot available for additional consideration



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.