

# For Lease, New Building

## 155 RUMERY STREET

SOUTH PORTLAND ME

### KEY ATTRIBUTES

- 13,000± Square Foot, free-standing, newly constructed building
- Designed for easy division into 3,250± SF; 6,500± SF; 9,750± SF spaces
- Varco Pruden metal building constructed by Patco Construction
- Fronting on Rumery Street for high visibility within this thriving industrial area
- Natural Gas
- Three-Phase Power, 200 Amps
- Public Water and Sewer
- Experienced Landlord and professional management
- 155 Rumery Street tenants in a separate building include Granite Group, Mattress Firm and Pack Edge
- Excellent Location with ready access to US Route 1, I 295, Maine Turnpike Exit 44, downtown Portland and the Portland International Jetport



- Minimum of 6,500± SF leased is required to commence construction
- Additional improvements can be financed by landlord for suitable term and tenant
- Building 4 will be ready for occupancy Summer 2021



**Roxane A. Cole, CCIM**  
Managing Member  
COMMERCIAL BROKER



Individual Member

P.O. Box 7432 Portland ME 04112-7432 • 207.653.6702 • [WWW.ROXANECOLE.COM](http://WWW.ROXANECOLE.COM)

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**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC

## PROPERTY DATA

**OWNER**  
Rumery LLC

**ZONING**  
INR – Non-Residential Industrial

**ESTIMATED CAM**  
\$1.38 per Square Foot

**SIGNAGE**  
Contact Broker

**PLANS**  
Contact Broker for building plans

**CANNABIS**  
155 Rumery Street is a non-cannabis building



## DEMISED PREMISE

### SPACE OPTIONS:

#### 13,000 SF (130' x 100')

- 2 loading docks
- 3 overhead doors
- 2 bathrooms
- 2 offices (10' x 12')
- Three-Phase Power, 200 Amps
- HVAC Natural Gas Blowers
- Wet Sprinkler System
- Municipal Water and Sewer
- Column spacing 65' x 25'
- Low eave height 24'
- High eave height 26'8"
- Lease Price \$12.00/SF NNN

#### 9,750 SF (L-Shaped Configuration)

- 2 loading docks
- 2 overhead doors
- 2 bathrooms
- 1 office (10' x 12')
- Three-Phase Power, 200 Amps
- HVAC Natural Gas Blowers
- Wet Sprinkler System
- Municipal Water and Sewer
- Single column
- Lease Price \$12.25/SF NNN

#### 6,500 SF (65' x 100')

- 1 loading dock
- 1 overhead door
- 1 bathroom
- 1 office (10' x 12')
- Three-Phase Power, 200 Amps
- HVAC Natural Gas Blowers
- Wet Sprinkler System
- Municipal Water and Sewer
- Clearspan
- Lease Price \$12.25/SF NNN

#### 3,250 SF (65' x 50')

- No loading dock
- 1 overhead door
- 1 bathroom
- 1 office (10' x 12')
- Three-Phase Power, 200 Amps
- HVAC Natural Gas Blowers
- Wet Sprinkler System
- Municipal Water and Sewer
- Clearspan
- Lease Price \$12.50/SF NNN

#### 3,250 SF (65' x 50')

- 1 loading dock
- 1 overhead door
- 1 bathroom
- 1 office (10' x 12')
- Three-Phase Power, 200 Amps
- HVAC Natural Gas Blower
- Wet Sprinkler System
- Municipal Water and Sewer
- Clearspan
- Lease Price \$12.75/SF NNN

