

JOIN MATTRESS FIRM,
GRANITE GROUP, AND VERTEC
CORP AT THIS QUALITY
INDUSTRIAL COMPLEX

KEY ATTRIBUTES

- 28,800± square foot building
- Lease entirely or may be subdivided
- Excellent location with ready access to US Route One, I-295, the waterfront, the Maine Turnpike & the Portland International Airport
- Well established industrial park that supports light or heavy users
- Industrial complex owned by an experienced industrial landlord, and is professionally managed
- New LED lighting and natural gas heating
- INR Zoning — Non-residential Industrial
- Building One: 29,760± square feet of showroom, office and warehouse leased to Granite Group
- Building Two: 17,280± square feet of warehouse leased to Mattress Firm
- Building Four: 6,500± square feet leased to Vertec Corp and 6,500± square feet leased to Granite Group
- **Building Three: 28,800± square feet leased to Pack Edge; available for occupancy September 1, 2024**



Roxane A. Cole, CCIM
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Individual Member

FOR LEASE, BUILDING 3 155 RUMERY STREET SOUTH PORTLAND ME

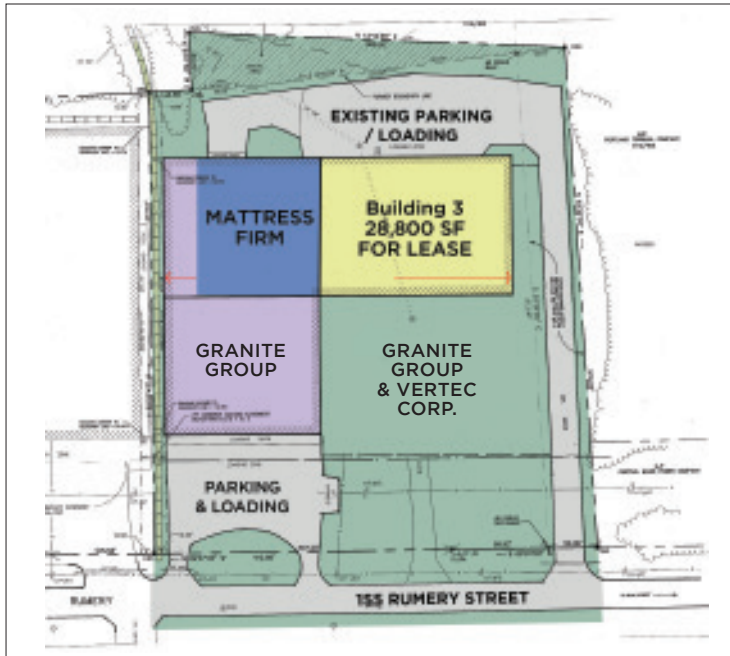


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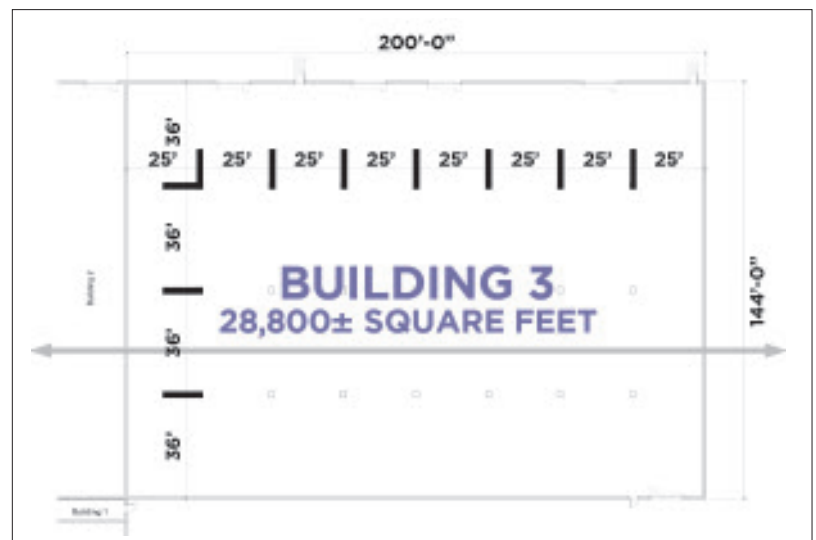
ROXANE COLE
COMMERCIAL REAL ESTATE LLC

The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



BUILDING SUMMARY

AVAILABLE SF	28,800±
BUILT/RENOVATED	1967/2021
DIMENSIONS	144' X 200'
CONSTRUCTION	Concrete block on slab
COLUMN SPACING	25' to 35'
LIGHTING	LED
POWER	400 AMPs into 2,200 AMP panels
HEAT	Natural gas, Blowers
LOADING DOORS	4 docks, levelers, and 1 overhead door possible
CEILING HEIGHT	18-19' flat roof
SPRINKLERS	Dry
PRICE	\$8.95 NNN (Rent to be determined if subdivided)
CAM	Estimated \$1.68 PSF



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