

# 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



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



Individual Member

### Ready for Occupancy Fall of 2022



- 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 Fall of 2022



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

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.



Visit my web site by scanning the QR Code to the left with your smartphone. To download a QR code reader on your phone log onto [WWW.QRSTUFF.COM](http://WWW.QRSTUFF.COM).



**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

