

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
- Exceptionally low CAMs, historically \$1.38 PSF



Roxane A. Cole, CCIM
Managing Member
COMMERCIAL BROKER



Individual Member



- Fully permitted with construction in progress
- Additional improvements can be financed by landlord for suitable term and tenant
- Building 4 will be ready for occupancy in late Fall 2022



P.O. Box 7432 Portland ME 04112-7432 • 207.653.6702 • 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.



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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

