

For Lease, New Building

155 RUMERY STREET

SOUTH PORTLAND ME

KEY ATTRIBUTES

- 13,000± Square Foot, free-standing, newly constructed building
- 3,250± to 6,500± SF available; 6,500± SF in back section leased to Granite Group for warehousing
- Varco Pruden metal building constructed by Patco Construction
- Fronting on Rumery Street for high visibility within this thriving industrial area
- Natural Gas; separately metered and paid by tenant
- Three-Phase Power, 200 Amps; separately metered and paid by tenant
- Public Water and Sewer; included in CAMs
- 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, currently \$1.58 PSF



Roxane A. Cole, CCIM
Managing Member
COMMERCIAL BROKER



Individual Member



- Construction complete by December 2022
- Additional improvements can be financed by landlord for suitable term and tenant
- Building 4 will be ready for December 2022 / January 2023 occupancy



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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
\$1.58 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:

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/SFNNN

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

6,500 SF (65' x 100')

- 1 loading dock
- 2 overhead doors
- 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

