

550 WASHINGTON AVE PORTLAND, ME 04103

FOR LEASE



**SMALL BAY INDUSTRIAL
UNIT C 2,151 ± RSF**

For More Information, Please Contact:



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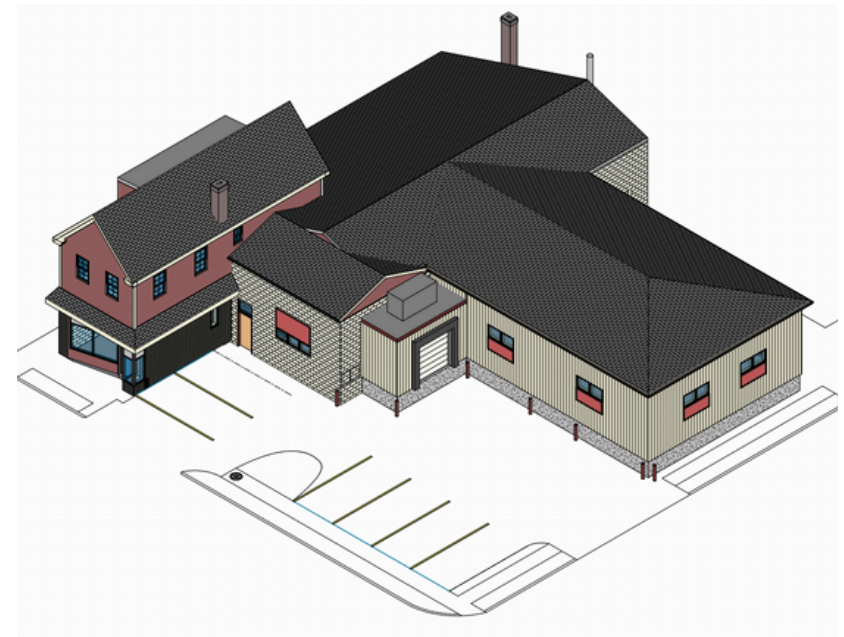


PROPERTY INFORMATION



Address	550 Washington Ave Portland, ME
Owner	3 LABS, LLC
Lease Rate Unit C	\$18.50 RSF NNN
Est. Expenses	\$5.50 RSF
Building Size Unit C	6,030 ± RSF 2,151 ± RSF
Availability	Unit C Available Now
Lot Frontage	100' Washington Ave & 100' Randall St
Parking	2 Paved Spaces On-Site
Zoning Description	Community Business (B2)
Year Built	1930

Dominant small unit industrial space positioned near the heart of Portland. Prominently situated off of Tukey's Bridge/I-295 on Washington Avenue and near Route 1, the primary vehicular arteries in Maine. Locate here in one of Maine's busiest areas. This space awaits your finishing touch as a commissary kitchen, ghost kitchen, or small bay distribution warehouse. Excellent frontage on Washington Ave with traffic counts of over 26,190 vehicles/day (MDOT). Features include a loading dock, employee parking spaces, natural gas heat, and on-site storage.



SYSTEMS

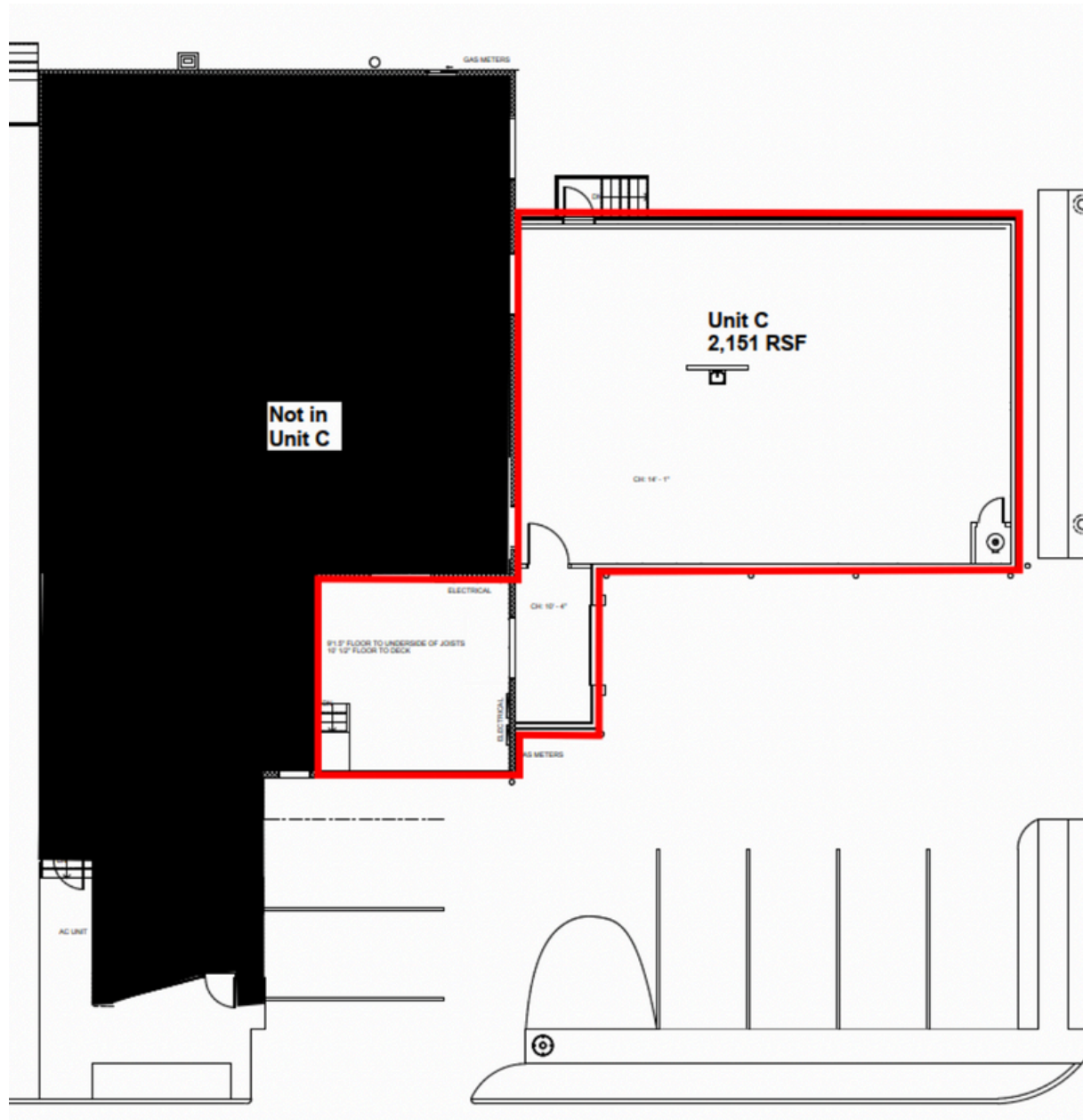
Heating	Roof Top Unit
Air Conditioning	Roof Top Unit
Electricity	3 Phase 400 Amps

UTILITIES

Heating Fuel	Natural Gas
Electricity	CMP
Water	Municipal
Sewer	Municipal

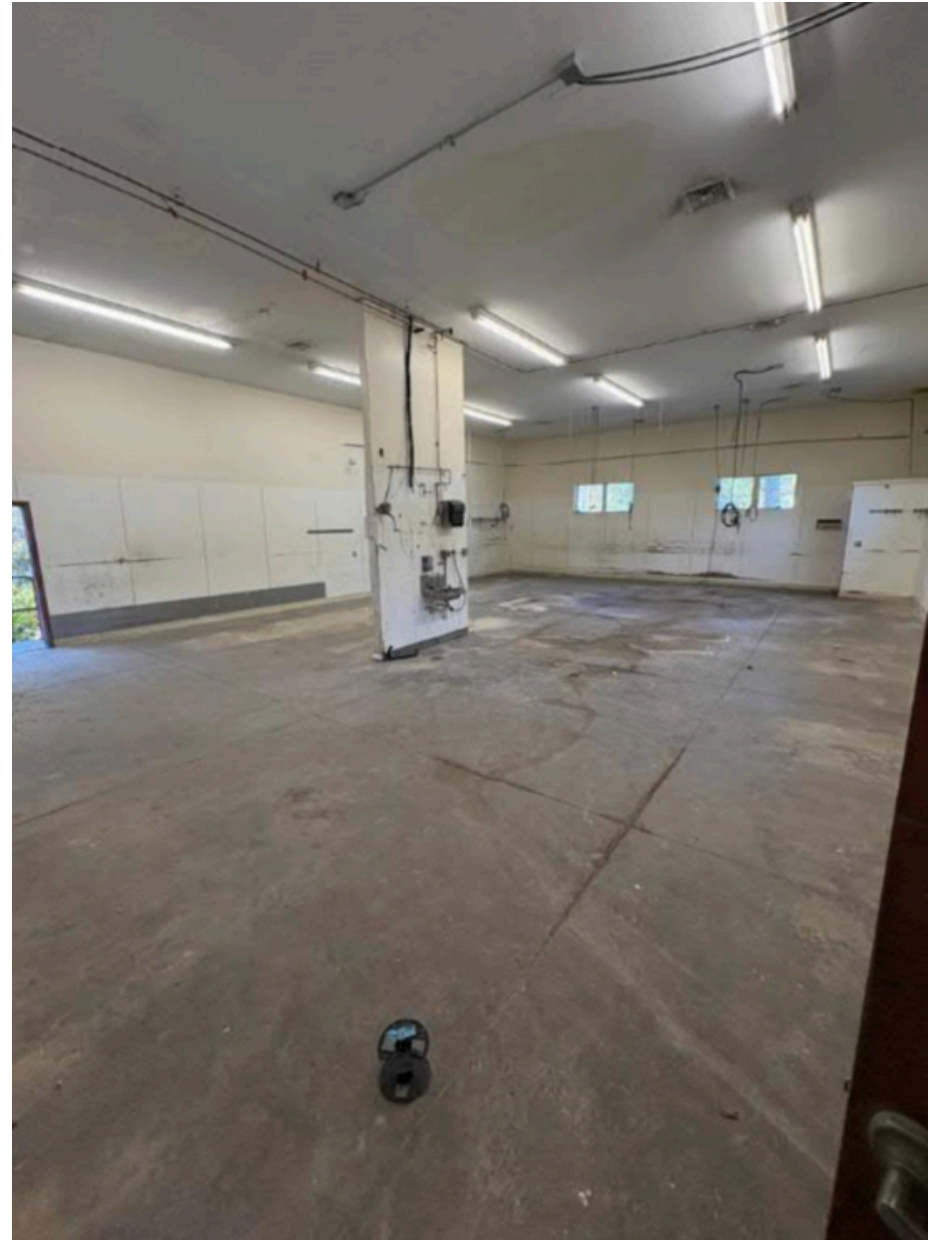
BUILDING EXPENSE CHARGES

Item	By Tenant	By Tenant Through Pro Rata NNN Billbacks
City Taxes (Real Estate)		X
Insurance (Building)		X
Fuel (LL Common)		X
Water & Sewer (LL Common)		X
Electricity (LL Common)		X
Cleaning & Trash (Common Area)		X
Cleaning & Trash (Tenant Generated)	X	
Maintenance (Common Area)		X
Management (Building)		X
Legal & Accounting (Building)		X
Snow & Landscaping (Common Area)		X

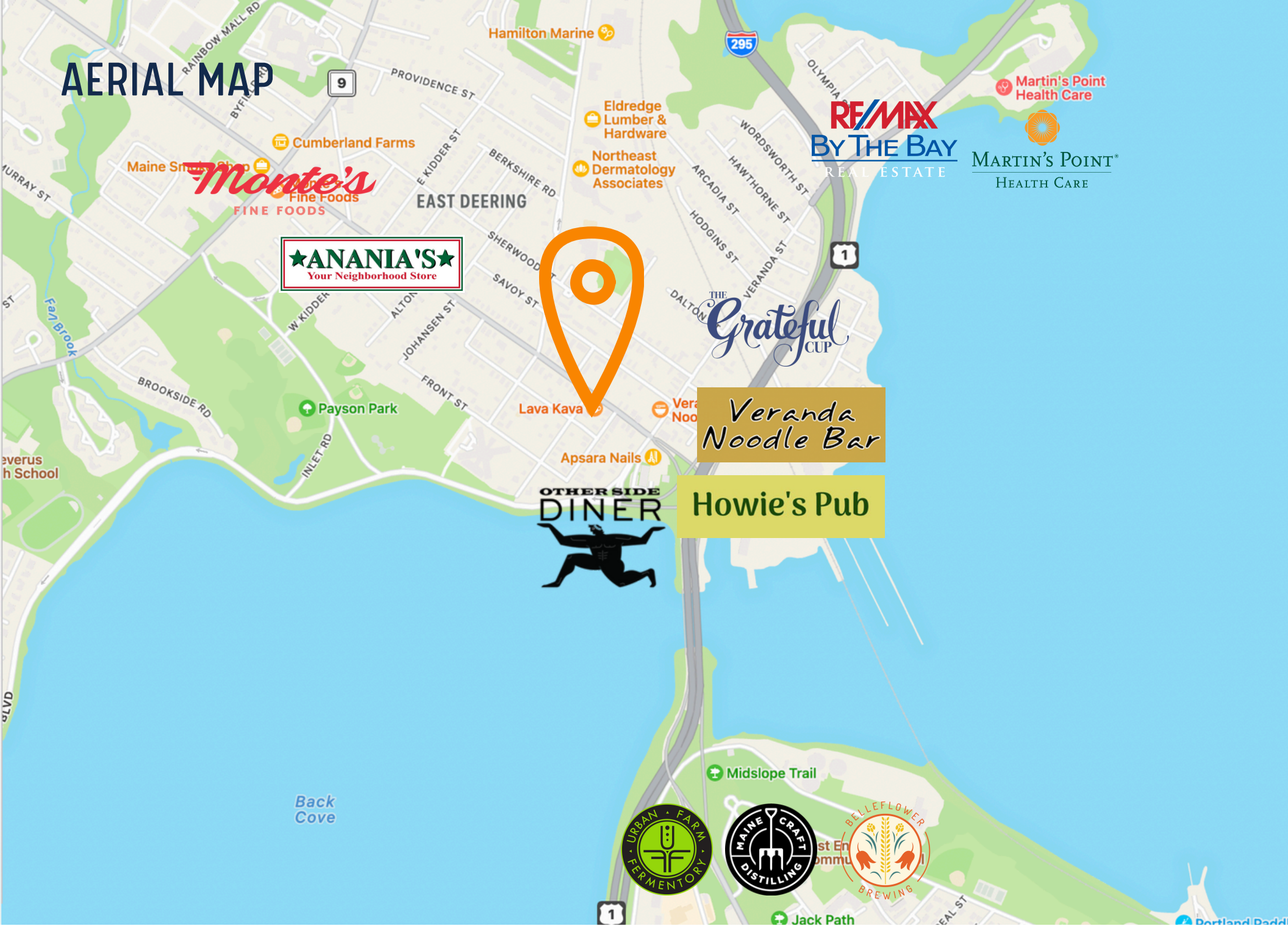








AERIAL MAP



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