

INDUSTRIAL/FLEX SPACE FOR LEASE

324 WARREN AVE

324 Warren Ave, Portland, ME 04103



PROPERTY DESCRIPTION

Available for lease is 1,525 SF of light industrial/flex space located at 324 Warren Avenue in Portland, Maine. This space consists of two areas, one with a 400 SF office, the other is 1,125 SF with 14" ceiling height, cement floors, with two- 9' high X 8' wide overhead doors, one 14' high x 8' wide overhead door, separately metered propane, forced hot air heat, security system, and 200 amp, 3 phase electrical service. Ample parking in front of the building.

PROPERTY HIGHLIGHTS

- Convenient Portland location
- Easy access to Westbrook, I-95 & Route 302
- Two-8x10 overhead doors. One 8x14
- 11,500 SF of parking
- Street signage
- 13,173 average daily traffic count 2022

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	3
Available SF:	450 - 1,550 SF
Lot Size:	11,500 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	742	3,242	8,134
Total Population	1,787	7,695	18,085
Average HH Income	\$77,447	\$76,682	\$79,496

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DAVID COSTELLO

Associate Broker/Business Broker
O: 207.879.9800
C: 207.754.7494
dcostello@rockwaterme.com
ME #BA923558

KW COMMERCIAL

50 Sewall Street
Second Floor
Portland, ME 04102

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL/FLEX SPACE FOR LEASE

324 WARREN AVE

324 Warren Ave, Portland, ME 04103



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DAVID COSTELLO

Associate Broker/Business Broker
O: 207.879.9800
C: 207.754.7494
dcostello@rockwaterme.com
ME #BA923558

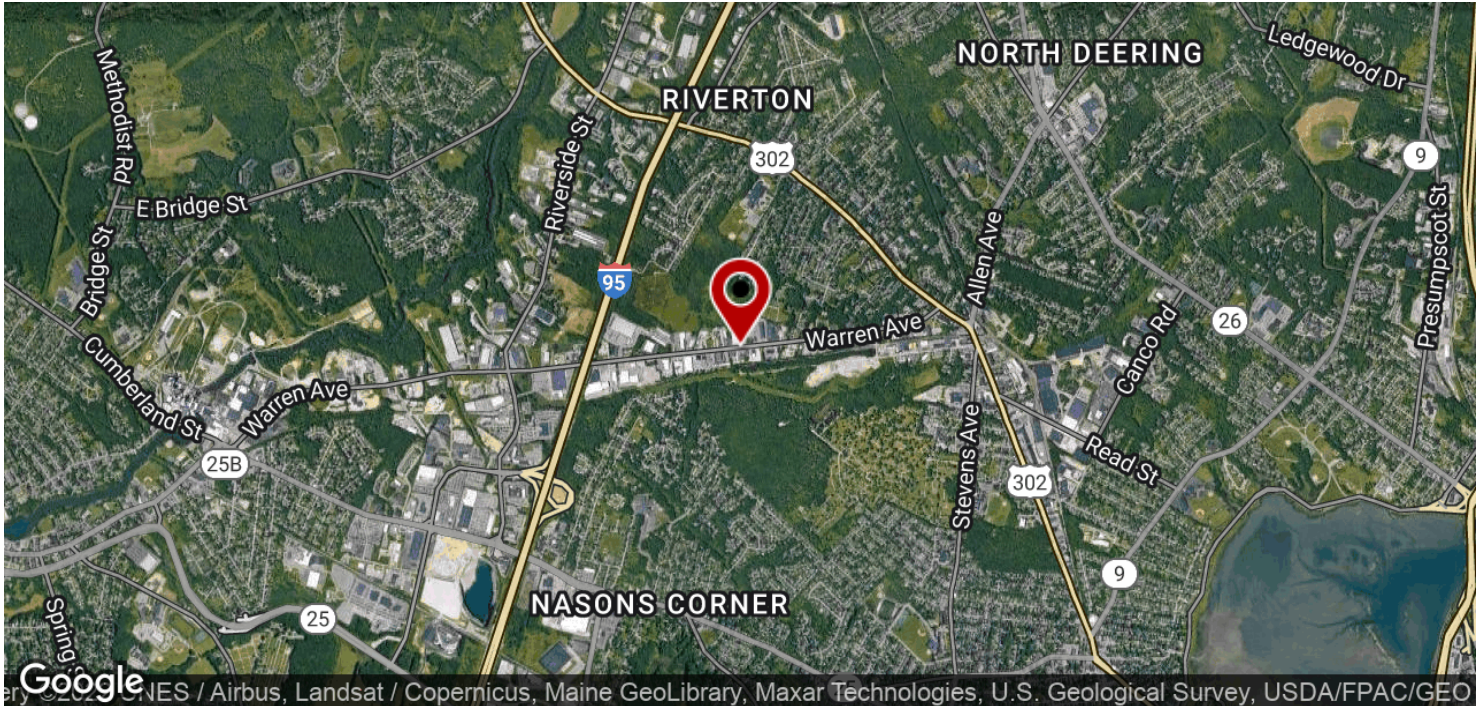
KW COMMERCIAL
50 Sewall Street
Second Floor
Portland, ME 04102

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL/FLEX SPACE FOR LEASE

324 WARREN AVE

324 Warren Ave, Portland, ME 04103



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DAVID COSTELLO

Associate Broker/Business Broker
O: 207.879.9800
C: 207.754.7494
dcostello@rockwaterme.com
ME #BA923558

KW COMMERCIAL

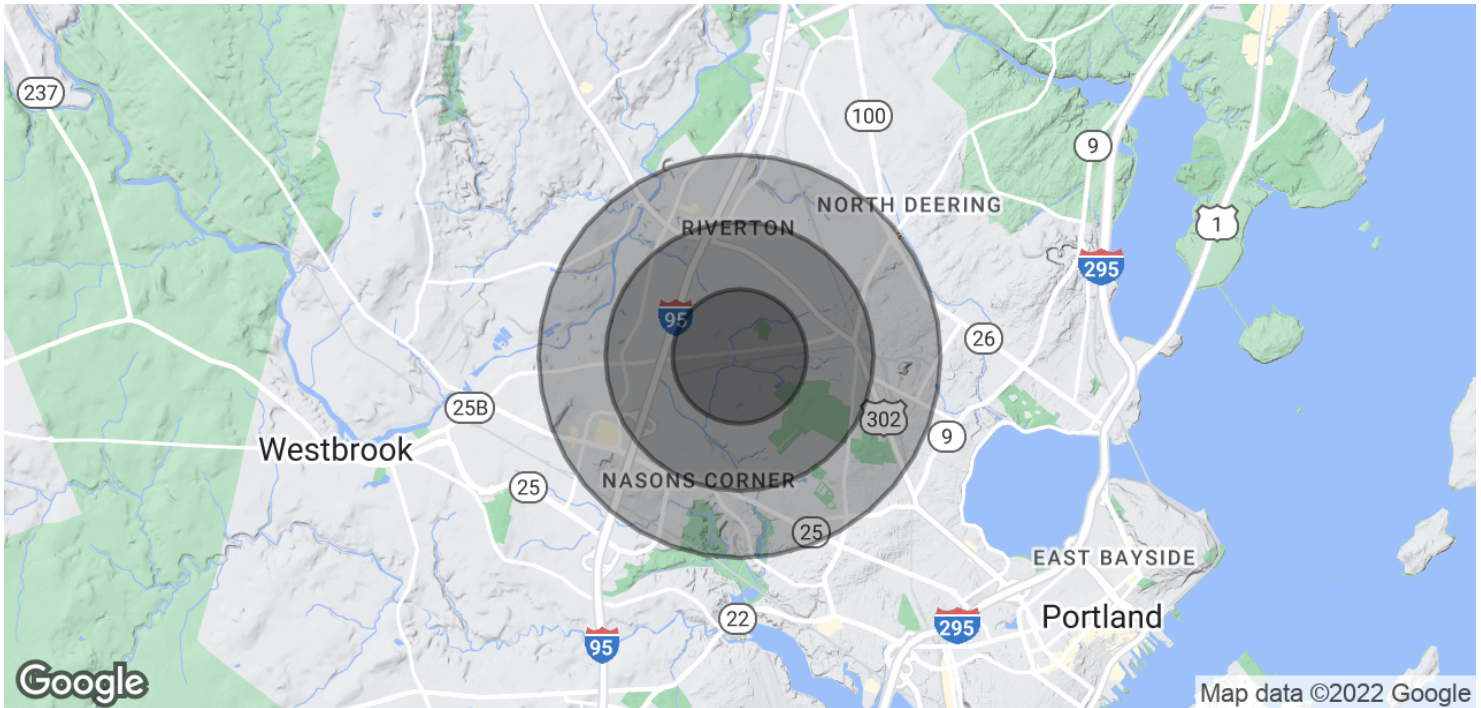
50 Sewall Street
Second Floor
Portland, ME 04102

Each Office Independently Owned and Operated kwcommercial.com

INDUSTRIAL/FLEX SPACE FOR LEASE

324 WARREN AVE

324 Warren Ave, Portland, ME 04103



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,787	7,695	18,085
Average Age	38.9	40.3	39.1
Average Age (Male)	35.7	37.3	36.0
Average Age (Female)	45.2	45.4	44.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	742	3,242	8,134
# of Persons per HH	2.4	2.4	2.2
Average HH Income	\$77,447	\$76,682	\$79,496
Average House Value	\$575,414	\$444,792	\$409,143

TRAFFIC COUNTS

April	2022	13,173/day
-------	------	------------

* Demographic data derived from 2020 ACS - US Census

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DAVID COSTELLO

Associate Broker/Business Broker
O: 207.879.9800
C: 207.754.7494
dcostello@rockwaterme.com
ME #BA923558

KW COMMERCIAL

50 Sewall Street
Second Floor
Portland, ME 04102

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)

INDUSTRIAL/FLEX SPACE FOR LEASE

324 WARREN AVE

324 Warren Ave, Portland, ME 04103



DAVID COSTELLO

Associate Broker/Business Broker

dcostello@rockwaterme.com

Direct: 207.879.9800 | Cell: 207.754.7494

ME #BA923558 // FL #BK3533767

PROFESSIONAL BACKGROUND

Dave Costello has been a business leader in the Greater Portland community for more than 30 years. He previously owned and operated Sun Media Group, whose holdings included companies from Southern, Central, and Western Maine. Within the industry his roles included buying, selling, managing, and developing businesses. In commercial real estate, and also worked with Daigle Commercial Group, specializing in the hospitality industry.

Dave has extensive experience in management, technology, marketing, and customer service. He brings excellent negotiation skills, a broad knowledge of the local business market, and a passion for helping people facilitate business goals. Dave is an innovative business leader who provides a broad scope of possibilities for his clients using a full range of professional resources.

Rock Water Group of KW Commercial offers business consulting and commercial real estate services to owners and family-owned businesses, backed by more than three decades in the Maine business market.

EDUCATION

BS Rochester Institute of Technology
MBA Husson University

MEMBERSHIPS

GPBR - Greater Portland Board of Realtors
MCAR - Maine Commercial Real Estate Association
NECPE- New England Commercial Property Exchange
NAR- National Association of Realtors
Naples FL Area Board of REALTORS® (NABOR®)

KW Commercial Rock Water
50 Sewall Street Second Floor
Portland, ME 04102
207.879.9800

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DAVID COSTELLO

Associate Broker/Business Broker
O: 207.879.9800
C: 207.754.7494
dcostello@rockwaterme.com
ME #BA923558

KW COMMERCIAL
50 Sewall Street
Second Floor
Portland, ME 04102

Each Office Independently Owned and Operated **kwcommercial.com**