FOR SALE/LEASE • INDUSTRIAL

26 Evergreen Drive, Unit A • Portland, ME

MALONE
COMMERCIAL BROKERS







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3,600± SF INDUSTRIAL CONDO

- Newly created condominium association (see Broker for details)
- Clear span with mezzanine space
- 3-phase power
- Front end-cap unit

LEASE RATE: $15.00/SF MG
SALE PRICE: $700,000

PROPERTY SUMMARY

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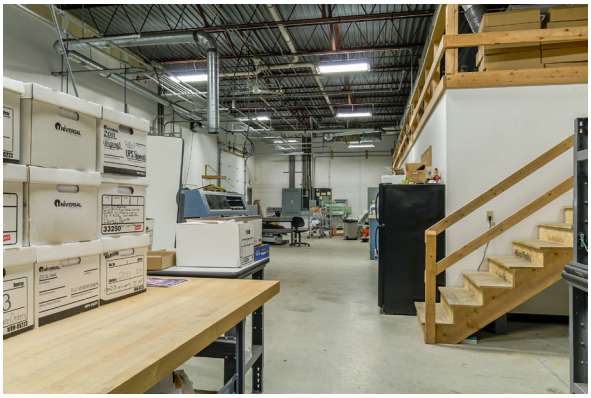
Site Info

OWNER:	Aim Evergreen LLC
DEED:	Book 25663, Page 215
ASSESSOR:	Map 329, Block A, Lot 14
LOT SIZE:	0.94± AC
SIGNAGE:	Pylon sign
PARKING:	Ample on-site
ZONING:	I-M - Medium-Impact Industrial

Building Info

CONDO SIZE:	3,600± SF
YEAR BUILT:	1988; renovated in 2008
CONSTRUCTION:	Cement block, steel frame
ROOF:	Rubber membrane
SIDING:	Split concrete block
FLOORING:	Slab cement
CEILING HEIGHT:	18'± clear span
ELECTRICITY:	800 amp; 3-phase
HVAC:	Forced hot air; natural gas fired
UTILITIES:	Municipal water/sewer
LOADING:	One (1) 12'± overhead door
RESTROOM:	Two (2)
OFFICE SPACE:	2-3 offices
MEZZANINE SPACE:	Yes, above the office space







PHOTOS

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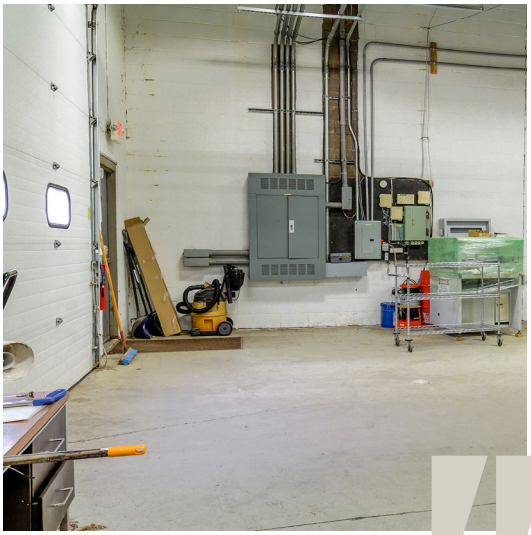

FLOOR PLAN

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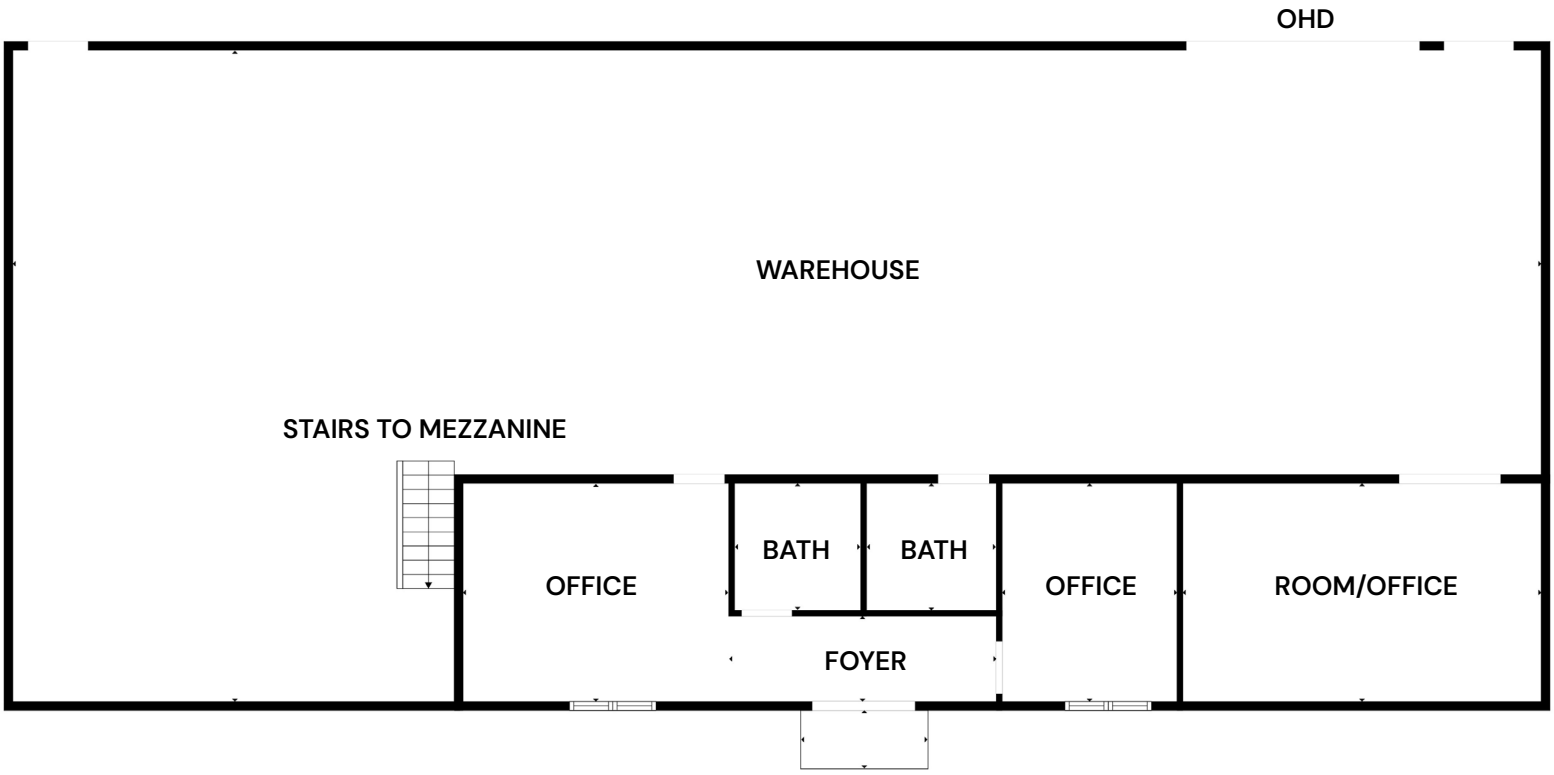

*Floor plan is approximate

LOCATION MAP

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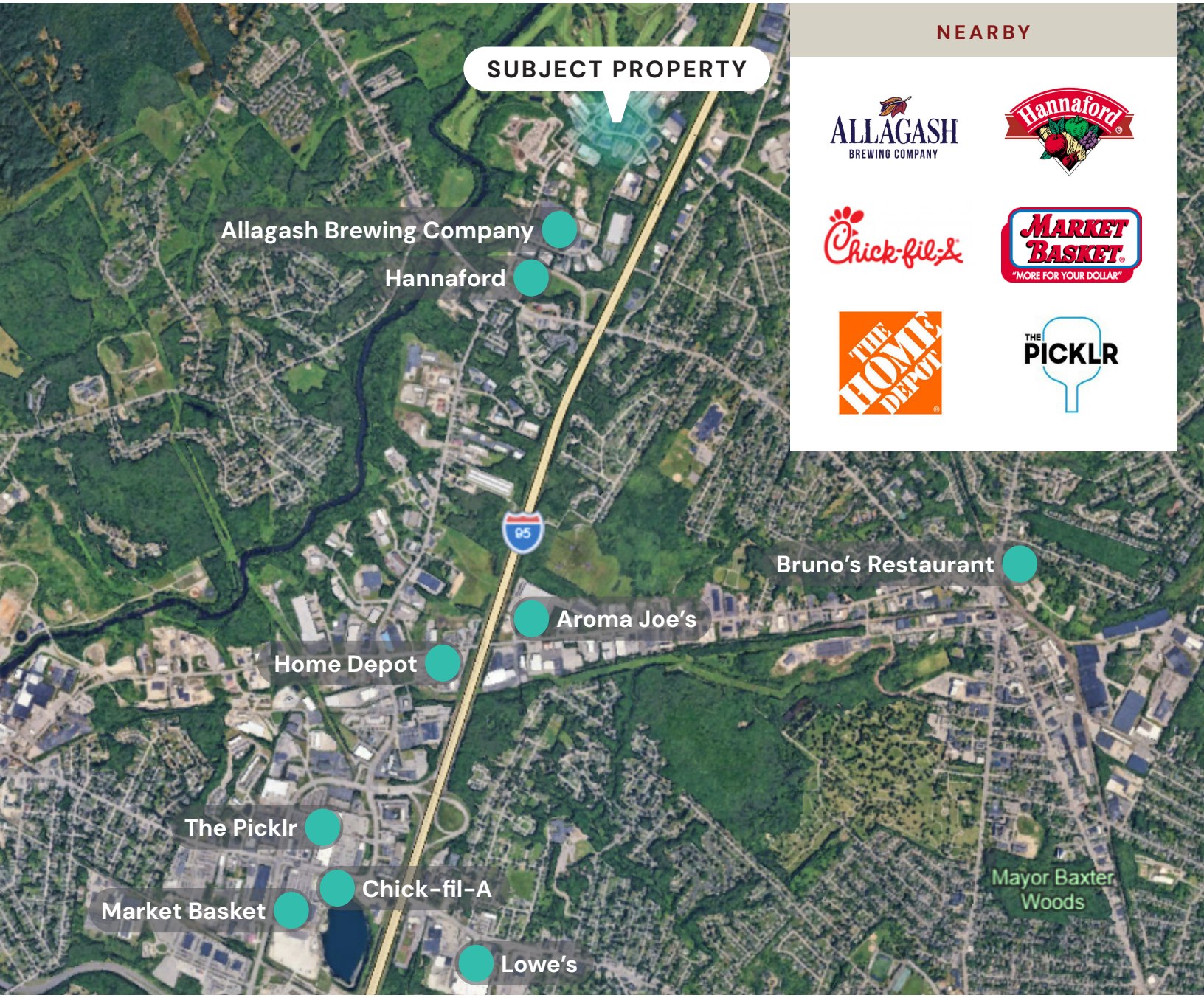

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