

FOR SUBLEASE • INDUSTRIAL SPACE

150 Main Street • Richmond, ME



Karen Rich
O 207.773.2554
C 207.233.8000
Karen@malonecb.com

62,889± SF INDUSTRIAL

- Large industrial building previously used for seafood processing
- Additional warehouse space available along with processing space
- Space has two freezers and two coolers and three 8' loading docks with hydraulic ramps
- Processing equipment includes Avure HPP machine, Area 52 lobster butchering machine, Praxair LN2 tunnel, Laitram FC100 steam cooker & CH100 chill tank and leg rollers

LEASE RATE: \$8.00-12.00/SF NNN



PROPERTY SUMMARY

150 Main Street • Richmond, ME



Site Info

OWNER:	Main Street Lobster Industrial LLC
SUBLESSOR:	Angie's Lobster LLC
DEED:	Book 2023, Page 548
ASSESSOR:	Map U8, Lot 38
LOT SIZE:	6.4± AC
PARKING:	Ample on-site
ROAD FRONTAGE:	790'± on Route 197
ZONING:	Residential

Building Info

BUILDING SIZE:	62,889± SF
YEAR BUILT:	1965
CONSTRUCTION:	Steel
ROOF:	Flat
FLOORING:	Concrete
CEILING HEIGHT:	8'-12'±
ELECTRICITY:	3-phase; 100-200 amps; 208-480V
HVAC:	Forced hot air; oil
UTILITIES:	Municipal water/sewer
LOADING:	Three 8' loading docks with hydraulic load ramps
RESTROOM:	Men & women's restroom
SPRINKLER:	Yes



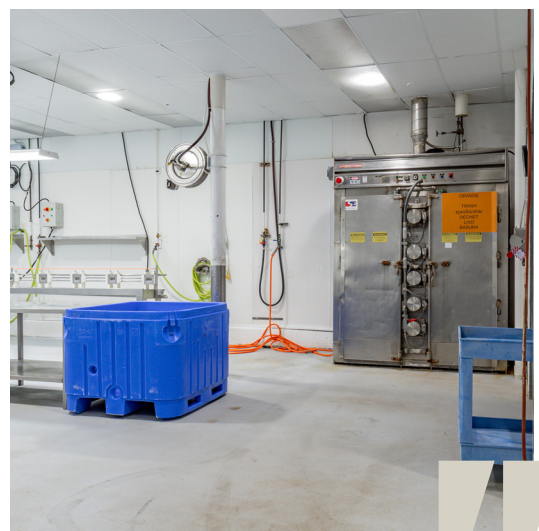
PHOTOS

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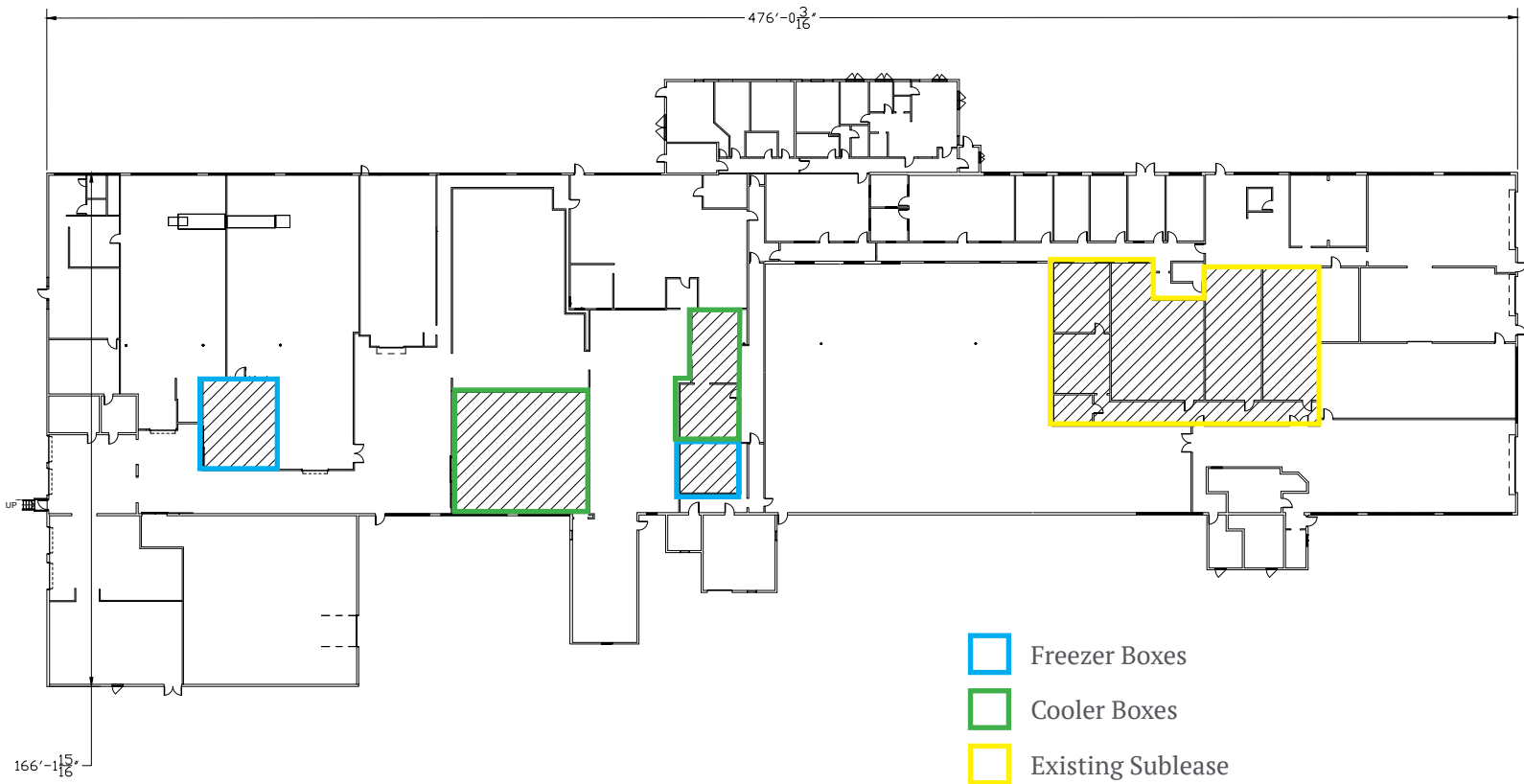
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FLOOR PLAN

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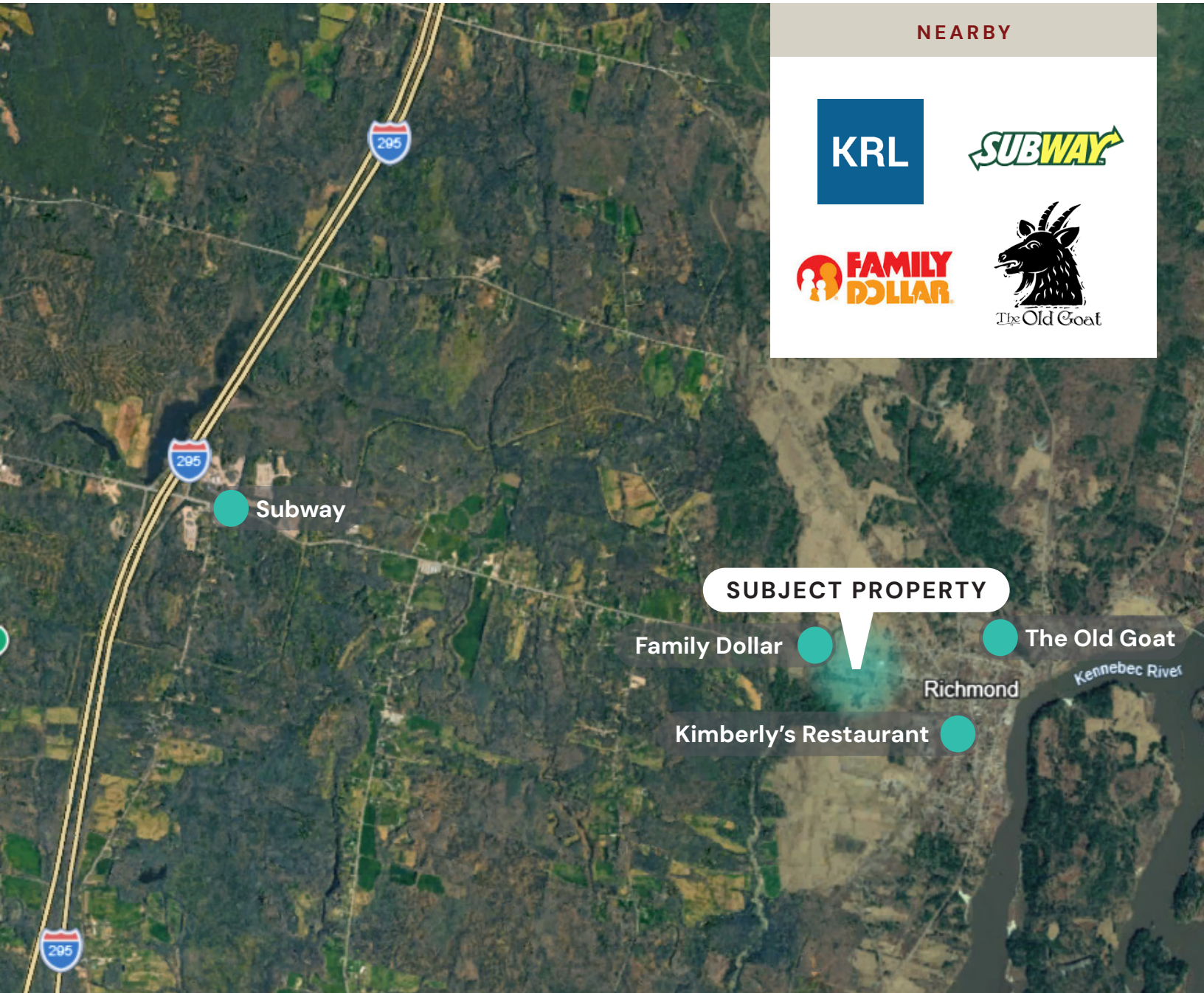


Freezer/Cooler Spaces

- 16x16x8 Freezer - Can reach -10°F consistently
- 32x16x8 Cooler - Runs at 39°-42°F consistently
- 25x25x12 Freezer - Can reach -10°F consistently
- 50x25x8 Cooler - Runs at 39°-42°F consistently

LOCATION MAP

150 Main Street • Richmond, ME



NEARBY



SUBJECT PROPERTY

Family Dollar

The Old Goat

Richmond

Kimberly's Restaurant

Kennebec River

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