

FOR LEASE | WAREHOUSE / FLEX UNITS

170 JOHN ROBERTS ROAD, SOUTH PORTLAND, ME 04106



PROPERTY HIGHLIGHTS

- Two (2) units of 1,500± SF of warehouse/flex space available
- Location offers excellent visibility and easy access to I-295 and the Maine Turnpike
- Units includes offices, restrooms, warehouse space, 16' ceiling height and a 9'x10' overhead door
- Amenities include building and pylon signage and professional management

LEASE RATE: \$1,950/month MG





PROPERTY DETAILS

OWNER	Carbo Company
ASSESSOR'S REF	075/A/11B
REGISTRY OF DEEDS	Book 04181, Page 0286
ZONING	IL – Light Industrial
YEAR BUILT	1984
BUILDING SIZE	30,000± SF
SPACE AVAILABLE	1,500± SF - Unit 9 1,500± SF - Unit 20
CEILING HEIGHT	16'
GRADE LEVEL DOORS	One (1) 9'x10' - Unit 9 One (1) 9'x10' - Unit 20
HEATING/COOLING	Gas, Separately metered
UTILITIES	Municipal water and sewer
POWER	3-phase, 800A 480/277V
PARKING	On-site in common with other tenants
DATE AVAILABLE	11/1/2026 - Unit 9 11/1/2026 - Unit 20
LEASE RATE	\$1,950/month MG





UNIT PLAN

Unit 15	Units 16 & 17	Unit 18	Unit 19	Unit 20	Unit 21
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Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14
Unit 7	Unit 6	Unit 5	Units 2-4			Unit 1



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CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.