FOR LEASE | INDUSTRIAL/FLEX FACILITY

76 DARLING AVENUE, SOUTH PORTLAND, ME 04106



PROPERTY HIGHLIGHTS

- Well-maintained 10,654± SF facility with clean industrial and modern office space
- Ideally positioned less than 1 mile from I-95, 3/4 miles from the Portland International Jetport, 3/4 miles from the Maine Mall and about 10 minutes from downtown Portland
- Modern, air-conditioned office area includes large breakroom, training room, welcoming lobby/waiting area and multiple offices/conference spaces
- 30± on-site parking spaces available
- Warehouse features 12' ceilings, one (1) OHD, one (1) loading dock and floor drains

LEASE RATE: $13.50/SF NNN

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

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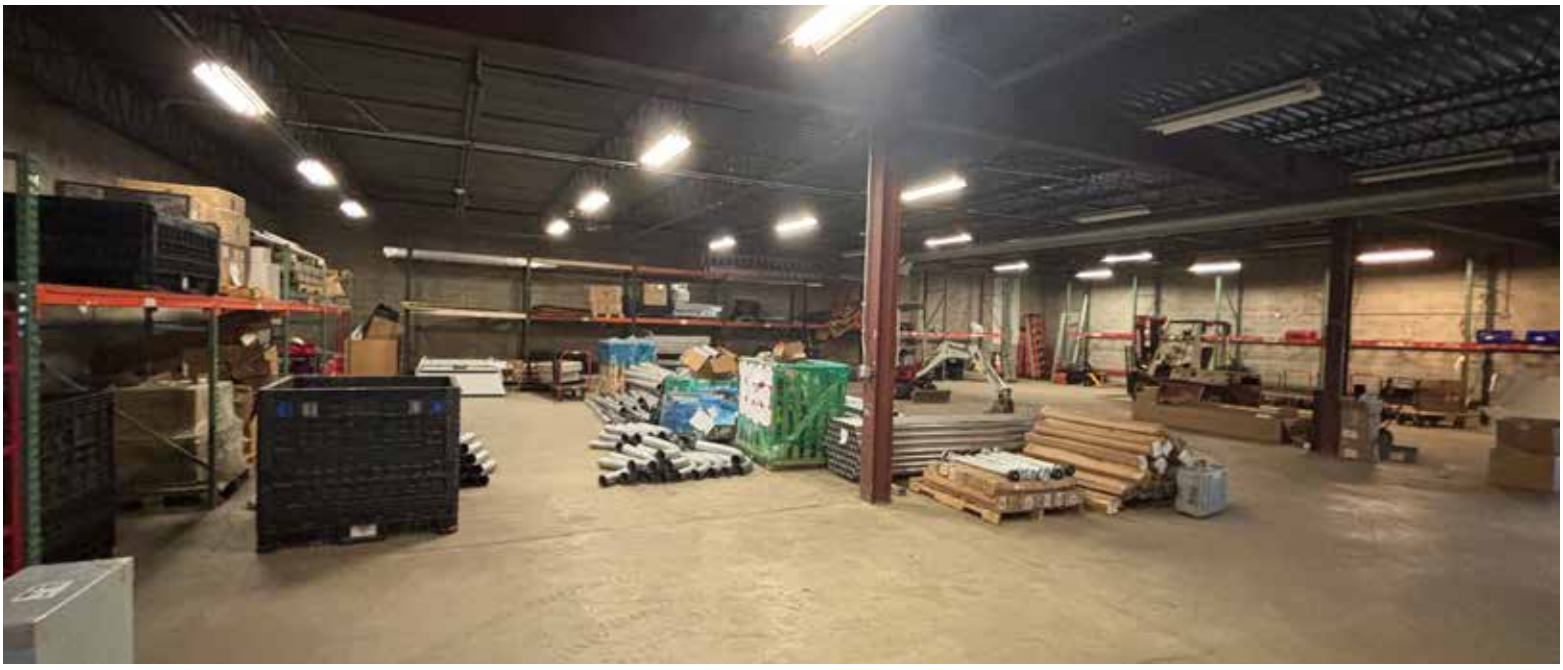
PROPERTY DETAILS

OWNER	Darling LLC
BUILDING SIZE	10,654± SF
AVAILABLE SPACE	10,654± SF
LAND AREA	.92± Acres
ZONING	CG-General Commercial District
BOOK/PAGE	36824/100
ASSESSOR'S REF	Map 048, Lot 006
PARKING	30± spaces
LOT FRONTAGE	165± feet
YEAR BUILT	1976
CEILING HEIGHT	12± feet
COLUMN SPACING	Approximately 43± feet
DOCK HIGH DOORS	One, 10' w x 10'h
GRADE LEVEL DOORS	One, 8'w x 10'h
POWER	400 AMP, 3-Phase Power
HEATING/COOLING	Gas Fired Heat, Central A/C
UTILITIES	Municipal water & sewer
SPRINKLER	None; Fire Alarm System Upgraded in 2022
LEASE RATE	$13.50/sf NNN
AVAILABILITY	January 1, 2027





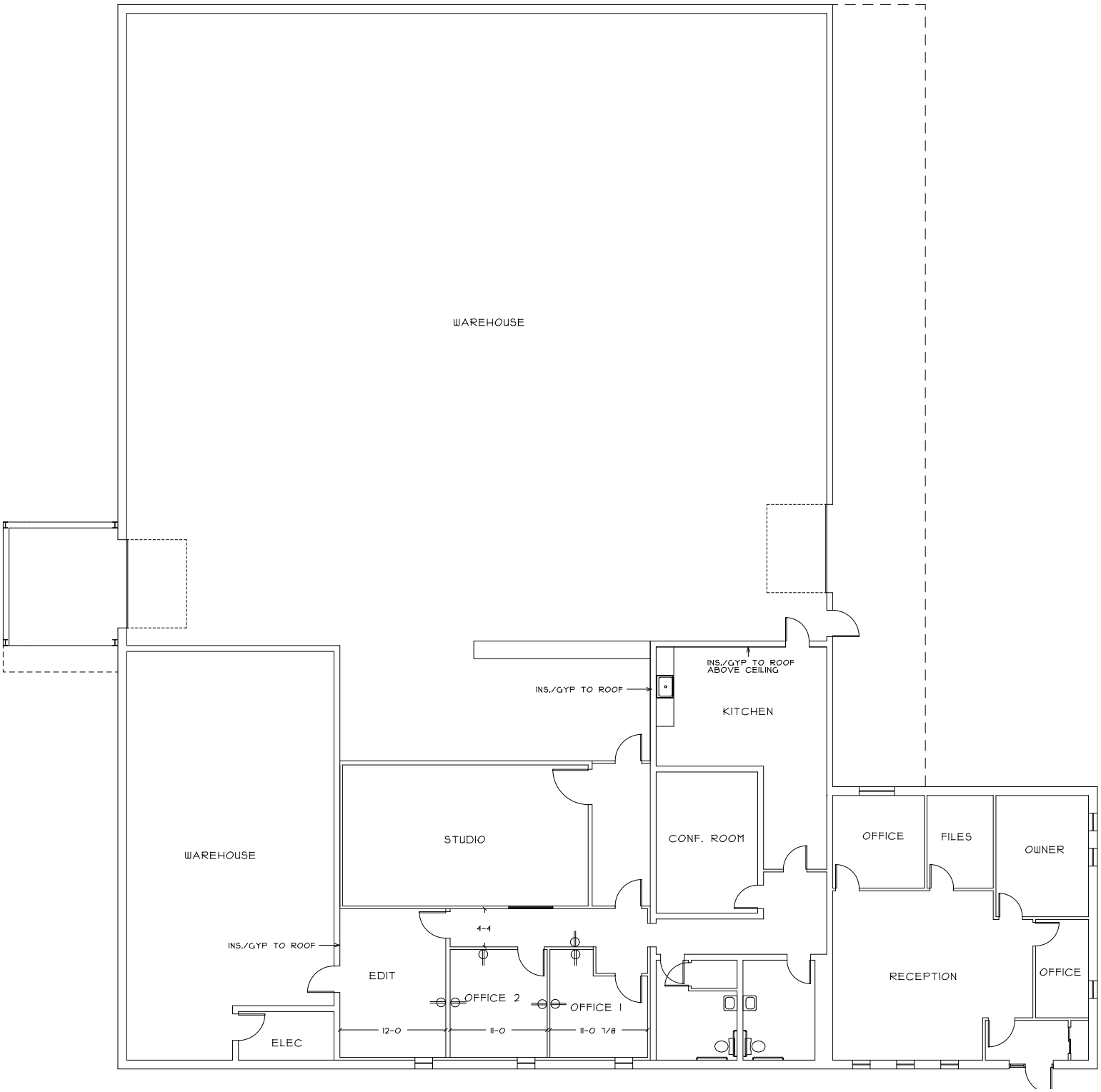




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FLOOR PLANS



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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.