

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

150 Main Street • Richmond, ME



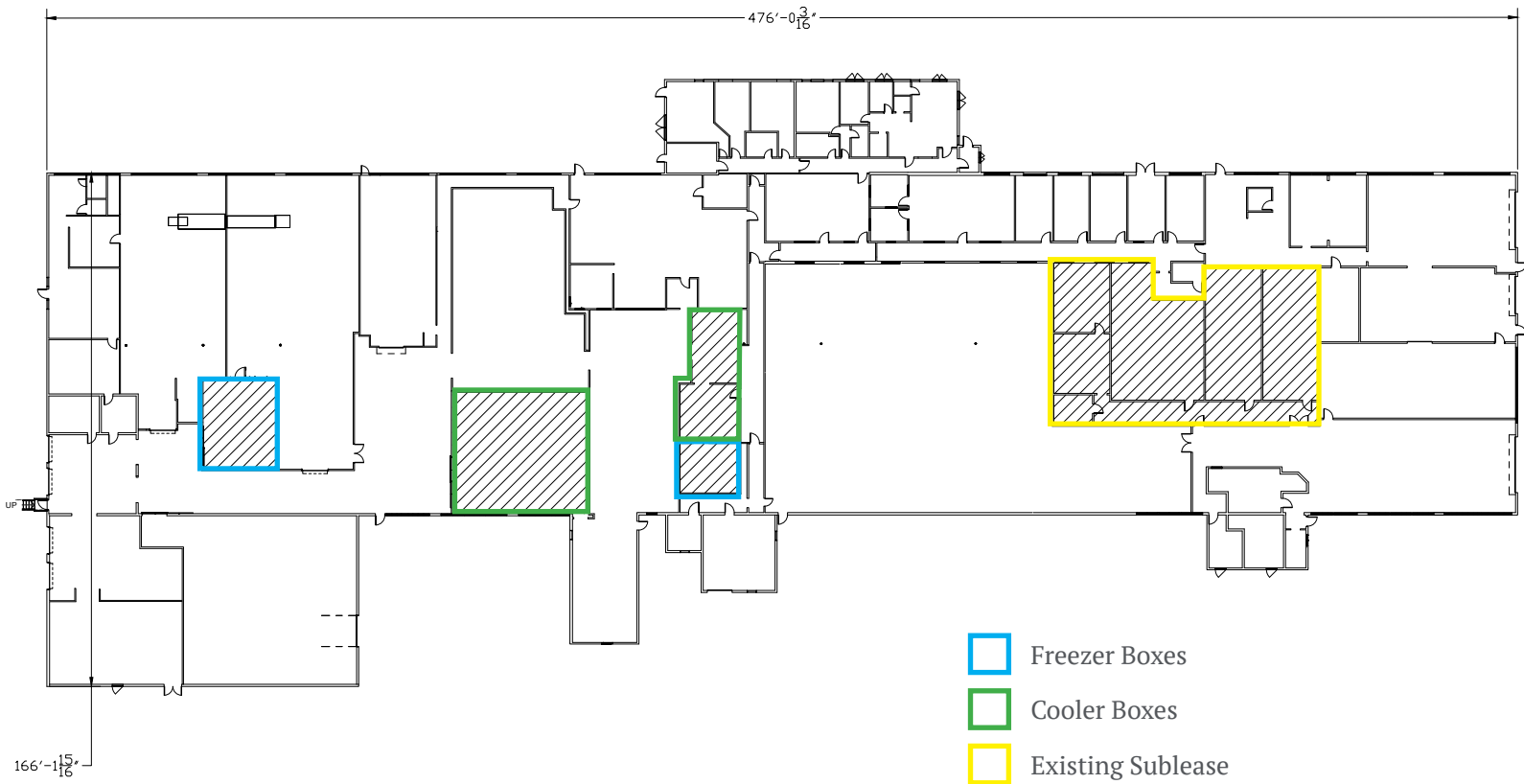
PHOTOS

150 Main Street • Richmond, ME



FLOOR PLAN

150 Main Street • Richmond, ME

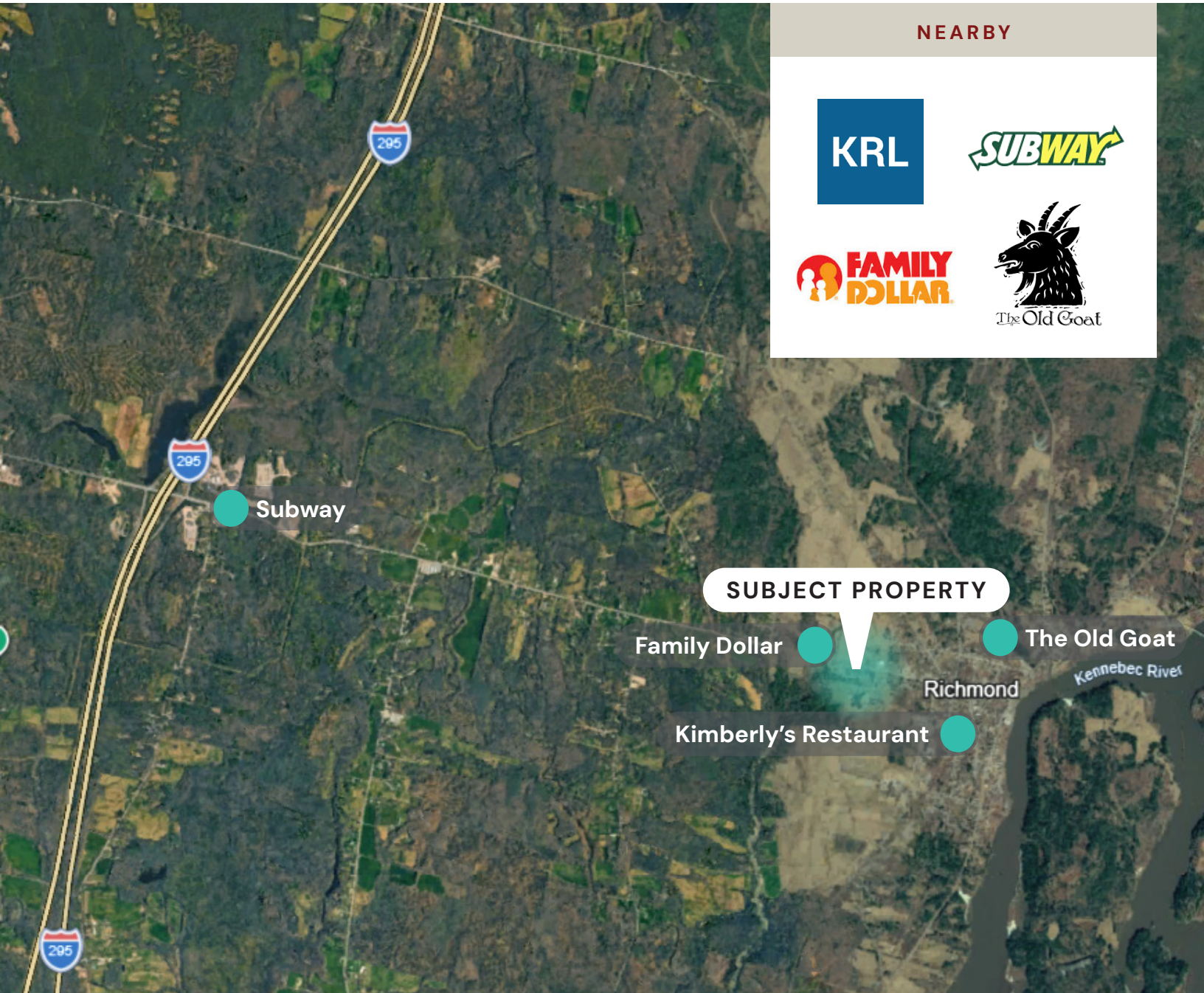


Freezer/Cooler Spaces

- 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



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.