

# 193 Presumpscot Street

PORTLAND, MAINE



**FOR SALE**

**TOM DUNHAM, SIOR**

[tdunham@dunham-group.com](mailto:tdunham@dunham-group.com)

10 Dana Street, Suite 400

Portland, ME 04101

Tel 207-773-7100

Fax 207-773-5480

**NAI** The Dunham Group

Commercial Real Estate Services, Worldwide.

Chapter 330, Section 7 of the Maine Real Estate Commission License Law and Rules requires that a real estate licensee provide a written statement advising that the licensee represents the seller's interests and as such has a fiduciary duty to disclose to the seller information, which is material to the sale, acquired from the buyer or any other source.

# 193 PRESUMPCOT STREET

<b>Property Address:</b>	193 Presumpscot Street Portland, Maine 04103
<b>Zoning:</b>	Industrial
<b>Utilities:</b>	Municipal water and sewer.
<b>Sprinkler System:</b>	Full coverage
<b>Parking:</b>	Ample paved parking
<b>Accessibility:</b>	Approximately three (3) miles from Maine Turnpike Exit 47 (formerly Exit 7B)
<b>Sale Price:</b>	\$2,645,600

## BUILDING A

<b>Property Address:</b>	197 Presumpscot Street Portland, Maine 04103
<b>Land Area:</b>	2.415± acres
<b>Size of Building:</b>	51,540± SF
<b>Tax Assessor's Reference:</b>	Map: 421, Lot: 4, Block: A
<b>Current Assessed Value:</b>	Land: \$239,500 Building: <u>\$2,242,300</u> Total: \$2,481,800
<b>Real Estate Taxes:</b>	\$42,262.73
<b>Zoning:</b>	Industrial
<b>Building Age:</b>	1972
<b>Construction:</b>	pre-engineered metal building clear span
<b>Roof:</b>	Rubber Membrane

**Floors:** Warehouse: Concrete

**Ceiling Height:** 11-22±'

**Lighting:** Fluorescent

**Electrical:** 200 Amp, 3 Phase

**Heat:** Office: Baseboard Hot Water  
Warehouse: Hot Water/Steam

**Air Conditioning:** Warehouse: Four Units

**Utilities:** Municipal water and sewer.

**Loading Doors:** Three (3) drive-in OHDs  
Two (2) truck docks  
Three (3) truck doors with seals

**Miscellaneous:** Large Cooler  
Two (2) 4000 gallon underground tanks

## BUILDING B

**Property Address:** 197 Presumpscot Street  
Portland, Maine 04103

**Land Area:** 1.264± acres

**Size of Building:** 14,600± SF

**Tax Assessor's Reference:** Map: 421, Lot: 7, Block: A

**Current Assessed Value:** Land: \$165,800  
Building: \$545,300  
Total: \$711,100

**Real Estate Taxes:** \$12,138.18

**Zoning:** Industrial

**Building Age:** 1977

**Construction:** pre-engineered metal building with clear span

**Roof:** Metal

**Floors:** Warehouse: Concrete

**Ceiling Height:** 10-22±'

**Lighting:** Fluorescent

**Electrical:** 400 Amp, 3 Phase

**Heat:** Office: Baseboard Hot Water  
Warehouse: Hot Water/Steam

**Air Conditioning:** Office: Central

**Utilities:** Municipal water and sewer.

**Loading Doors:** Two (2) drive-in OHDs  
Two (2) dock doors w/ levelers

*All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.*