FOR LEASE

Industrial/Flex

4,157± SF | $12.50/SF NNN



17 Westfield Street, Portland

Property Highlights

- *Close proximity to Maine Medical Center*
- *Less than 1-mile from I-295*
- *Convenient to Downtown Portland*



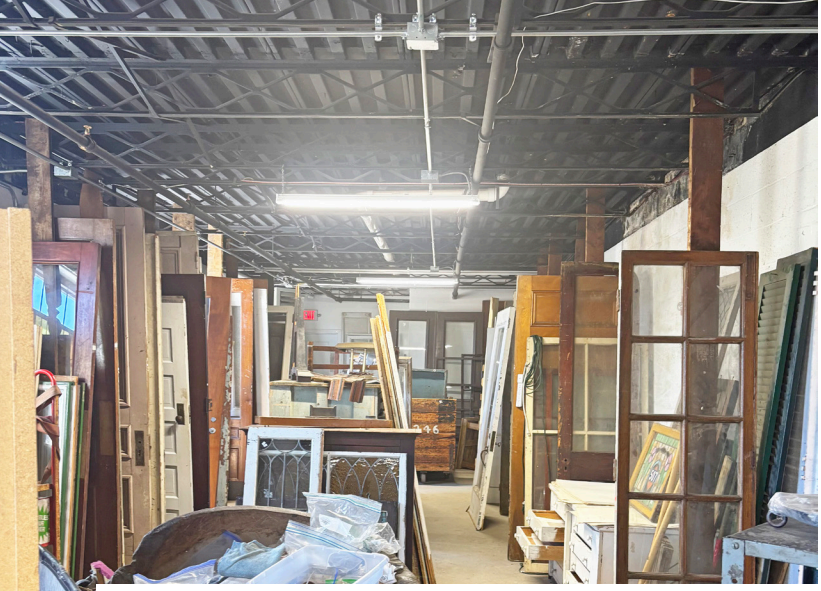
Property Description

We are pleased to offer a 4,157± SF of industrial/flex space for lease at 17 Westfield Street in Portland. Formerly home to Portland Architectural Salvage, the unit offers character, flexibility, and strong co-tenancy, ideal for a variety of retail, showroom, light industrial, or creative office uses. The space also includes an additional 221± SF of shared common entryway, providing a welcoming and functional entrance that is shared with Red Hook Design. Join Bunker Brewing Co., Red Hook Design, and XPress Copy at this dynamic multi-tenanted building.

Tom Moulton, CCIM, SIOR | tmoulton@dunhamgroup.com
Katie Breggia | katie@dunhamgroup.com
207.773.7100 | www.dunhamgroup.com

The Dunham Group | Commercial Real Estate

17 Westfield Street



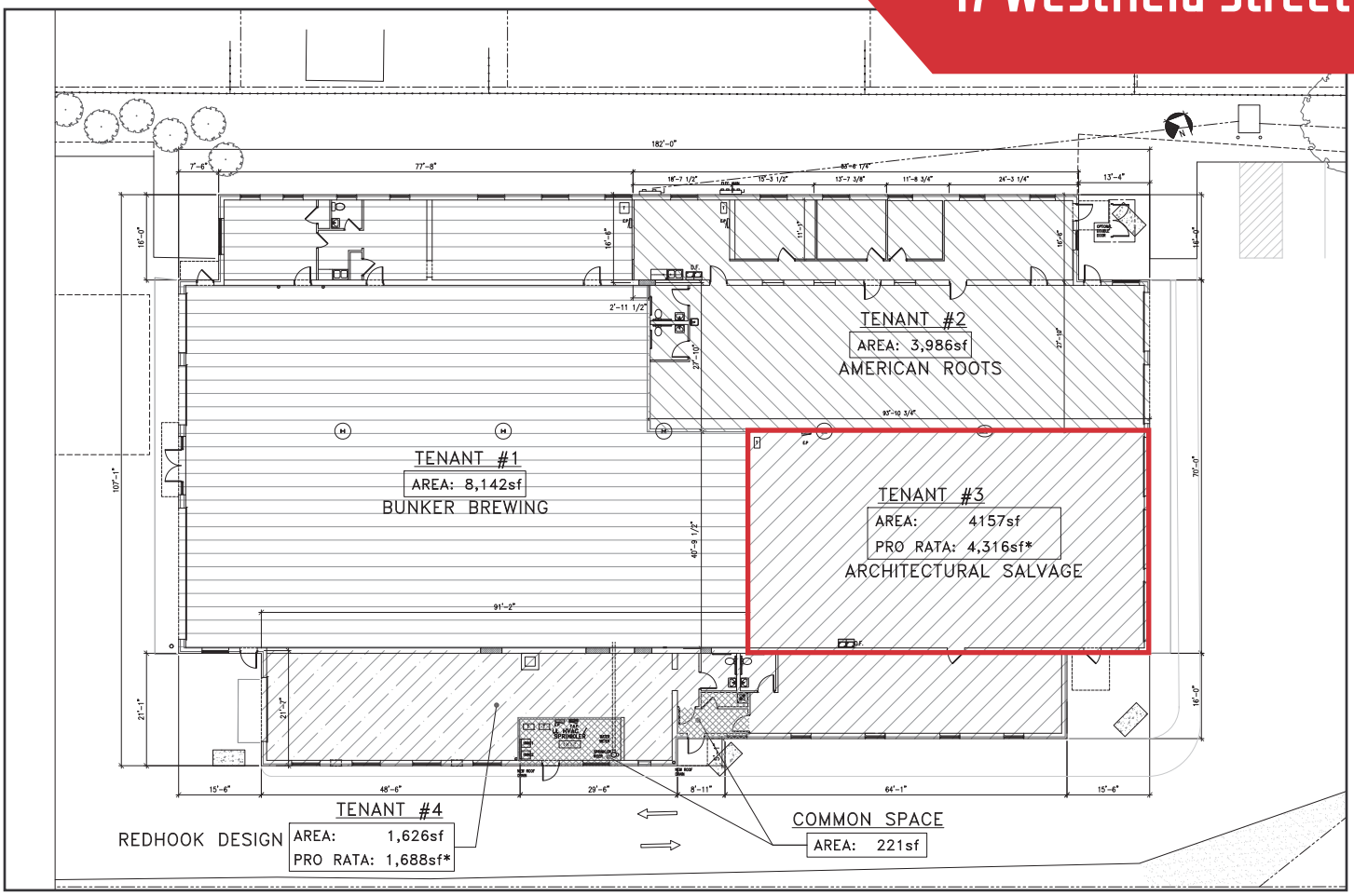


Property Overview

Landlord	17 Westfield Street, LLC
Building Size	18,500± SF
Lot Size	1.59± acres
Available Space	4,157± SF
Availability	July 1, 2026
Zoning	ILB - Industrial Light. Some allowed uses include light manufacturing/fabrication, warehousing/ distribution, breweries/food production, contractor bays/service uses, ancillary or flex-style office.
Construction	Masonry, brick
Ceiling Height	16'±
Overhead Doors	Three (3)
Flooring	Concrete
HVAC	Natural gas-fired FHA
Sprinkler System	Full wet system
Utilities	Public water and sewer, natural gas
Restrooms	One (1) in space
Parking	Ample, paved on-site
Signage	Available on the façade
Management	Professionally managed property

FOR LEASE : $12.50/SF NNN - Est. NNN's : $4.16/SF

17 Westfield Street





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.