

FOR LEASE

Industrial/Flex

4,157± SF | \$16.00/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.

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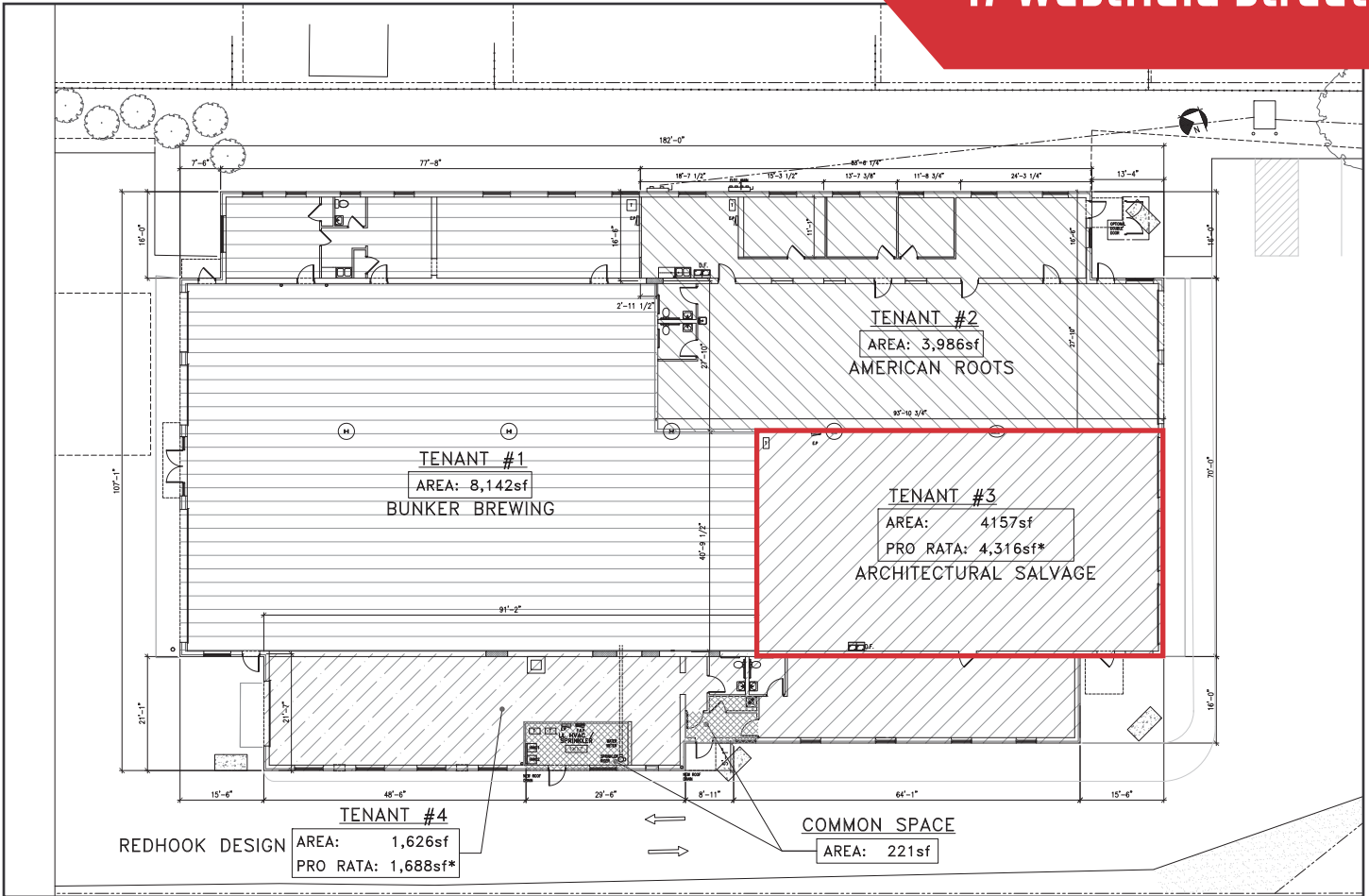


Property Overview

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|------------------|---|
| 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 : \$16.00/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.