

2026 SOUTHERN MAINE Industrial Market Survey

15th
ANNUAL



Portland, ME | 207.773.7100 | dunhamgroup.com

The
Dunham
Group | Commercial Real Estate

Introduction

Fifteen years ago, Donald Trump was firing apprentices, Apple had just launched the iPhone 4, the New England Patriots won the AFC East (some things never change) and The Dunham Group produced the first Industrial Market Survey in Maine's history. A lot has changed since 2011—but one thing has not: in Maine, the industrial real estate sector remains a fascinating story to tell, and its impact on Maine's economy is undeniable. We are proud to mark this 15-year milestone and grateful to the clients and partners who have relied on this report as a resource year after year.

Staying true to our commitment to delivering a comprehensive and insightful report, we have once again expanded our geographic coverage. We are now tracking over 36,000,000 SF in 17 Southern Maine communities (up from 15,000,000 and 6 towns in our original report).

Our report also underscores the importance of understanding the unique dynamics of each sub-region. While there are overarching themes across Southern Maine, industrial requirements in each market can differ significantly in building type, labor pool, infrastructure, highway access, and tenant profiles. As in previous years, our survey adheres to a consistent set of criteria and methodology—and we proudly supplement our data with information from our trusted national partners: CoStar, Crexi, Moody's, SIOR, and CCIM.

Interestingly, after a decade of shrinking vacancies and increasing landlord leverage, that narrative is finally changing. While inventory remains relatively

low, we tracked an increase in overall vacancy for the second consecutive year, now at a 7-year high of 3.32%. For a deeper dive, see my article on page 6.

This year's report also includes:

- Highlights of major industrial transactions from 2025
- A snapshot of significant vacancies, including specifications
- My market analysis and projections for 2026
- A guest article from John Lewis, Executive Director of the Manufacturers Association of Maine
- An inventory of current Dunham Group industrial listings

Thank you for your time and interest in this report. As Maine's premier industrial brokerage team, we are here to support you in achieving your business goals.

Sincerely,



Justin Lamontagne, CCIM, SIOR
Managing Partner | Designated Broker
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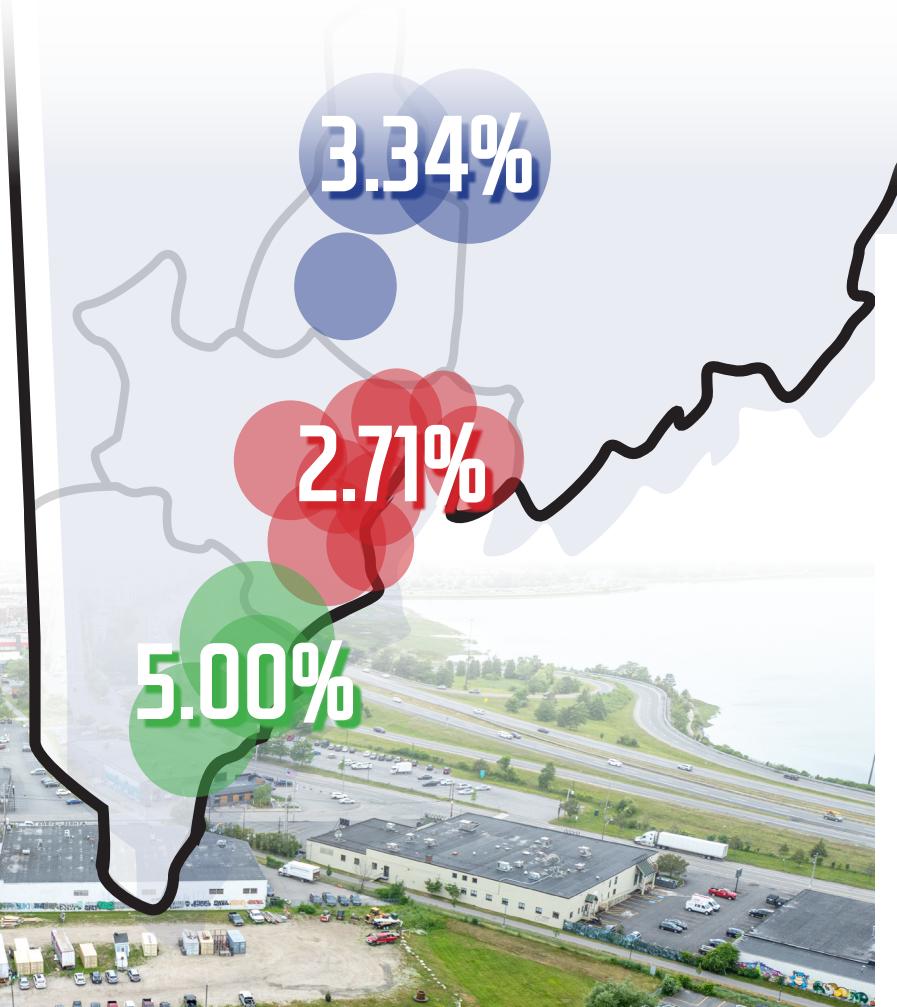
Table of Contents

Market Summary	3
Vacancy & Lease Rates	4 - 5
Analysis & Predictions	6
2025 Significant Transactions	7
Significant Vacancies	8
Maine Manufacturing Outlook	9
Dunham Group Listings	10 - 13
Appendix : Inventory Results	14
Our Team	15



MARKET SUMMARY

This year, our study has grown to over 36,000,000 SF of industrial inventory in Southern Maine. We continue to emphasize the importance of understanding the “sub-regions” within the Southern Maine industrial market. This detailed approach helps us uncover the unique niches, nuances, and opportunities within each sub-region. Our commitment is to further expand the annual report to cover the remainder of York County, the Mid-Coast region, and areas north to Gardiner, Augusta, Waterville, and Bangor.

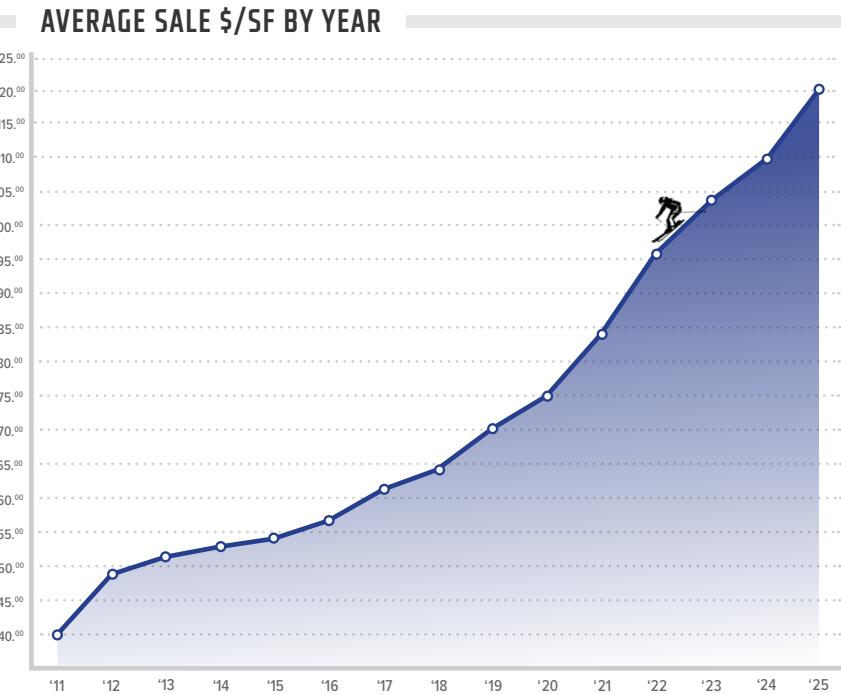


TOTAL # OF BUILDINGS	1,054
TOTAL MARKET SIZE	36,152,262± SF ¹
DIRECT VACANCY	1,200,586± SF ²
TOTAL VACANCY RATE	3.32%

LEWISTON/AUBURN/GRAY	3.34%
GREATER PORTLAND	2.71%
NORTHERN YORK COUNTY	5.00%

1: Totals as of 12/2025 per The Dunham Group Industrial Market Survey 2 : Totals as of 12/2025 per New England Commercial Property Exchange

*For the complete list of our data collected for the survey,
please reference the Appendix on page 14.*



VACANCY RATES

Southern Maine Industrial Market Overall Vacancy is 3.32%. Here is how that breaks down regionally:

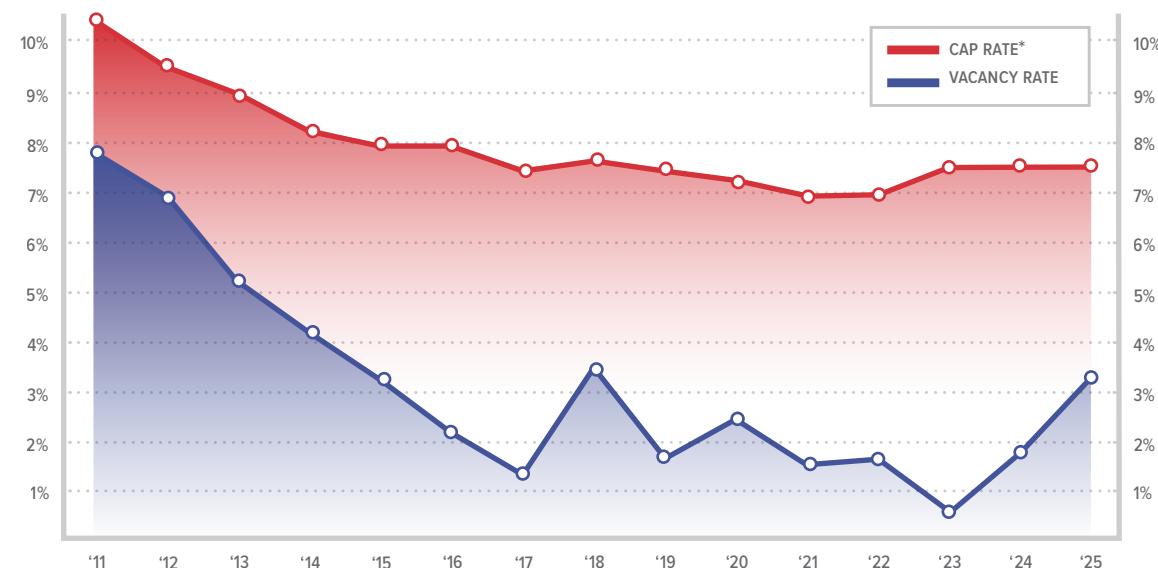
Landlords felt this increase in vacancy more than maybe the numbers share this year, because properties are noticeably sitting on the market longer than operators remember. We are not quite at a place where the supply and demand imbalance is favoring tenants, but the pendulum has started swinging more towards the middle. Specifically, spaces over 20,000 SF have lingered much longer on the market for lease than they have in the last 5+ years.

Greater Portland has posted its second year of increased vacancy, up from 1.89% to 2.71%. Falmouth, Freeport, Yarmouth all have 0% vacancy, and Cumberland has only 2,400 SF available. Portland proper has a 4.4% direct vacancy rate this year, totaling 328,786 SF, over 250,000 SF more than the next closest municipality's availability (Scarborough). Portland is our biggest submarket in the study, so this is not totally surprising. The question is whether this is a trend or not. Are there underlying issues of doing business in Portland that are pushing businesses to other municipalities or is it simply a coincidence?

York County also experienced a substantial increase in vacancy rates, however the majority of this all comes from one building at 90 Spencer Drive in Wells. Kennebunk (0%) and Saco (0.5%) remain very strong with almost no vacancy. Biddeford (3.0%) and Sanford (2.6%) match the overall Southern Maine Market more closely but are still thriving.

Given that **Lewiston/Auburn** has provided similar quality products to the Greater Portland market at a slightly lower price point, we have expected and

GREATER PORTLAND VACANCY RATE & CAP RATE BY YEAR



*Estimate based on available data/anecdotal evidence

seen a flight to the market for a few years now. That has finally shown through in the data with the overall Lewiston/Auburn submarket vacancy coming in at 3.34%, almost the exact same as the overall Southern

Maine market this year. Gray has 0% vacancy again for the second year in a row in our third smallest submarket.

Sam LeGeyt, SIOR
Partner | Broker



LEASE RATES

How much higher can businesses afford to go? Elasticity is the name of the game this year. As demand has softened, we have started to question how much more rent growth in this sector can businesses realistically afford?

For a few years now we have seen a bifurcation of existing inventory rents and build-to-suit project rents. Reason being is that the cost of construction and financing required to make the economics work for a build-to-suit project today requires a rental rate in the mid- high teens (NNN) depending on specialty and specificity of the project. On the other hand, the average asking lease rate this year is \$9.65/SF.

The concern is that most of the build-to-suit projects in recent history have been for national credit tenants that have the firepower to afford these types of end products. But what about the local and regional businesses? How far does their elasticity go before they start looking at other markets, sharing spaces, or exploring other creative solutions that do not directly benefit landlords?

We do not expect to see significant decreases in the rental rates at this time, but I do expect stagnation. Similar to the office market, I think there will be a period of time where landlords will try to use other concessions like free rent or tenant improvements before they look to cutting rates.



Sam LeGeyt, SIOR
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AVERAGE LEASE \$/SF BY YEAR



WHAT IS A SALE-LEASEBACK?

Several of our 2025 industrial transactions were sale-leaseback investment sales. A sale-leaseback is a transaction where an owner-occupant sells the real estate it uses in its operations to an investor and simultaneously leases it back under agreed terms, typically a long term.

Companies use sale-leasebacks to unlock cash tied up in non-core assets (land and buildings) while maintaining operational use of the property. Key benefits can include: (1) negotiating lease terms, including renewals and potential flexibility provisions, (2) retaining day-to-day control through common triple-net structures where the tenant handles taxes, insurance, and maintenance, (3) potential tax advantages because lease payments are generally deductible as an expense, and (4) capitalizing on a hot market and asset class and leveraging a cash influx.

Bottom line: when properly structured, a sale-leaseback can be an effective way to raise capital to support operations and growth. This is best executed with experienced legal, tax, brokerage, and finance advisors, and the right investor partner.



Pictured: 70 Warren Avenue, Westbrook; Gagne & Sons Sale-Leaseback, \$2.6M, 7.42 Cap Rate, Absolute NNN 10yr lease.

Analysis & Predictions : "We have too many listings??"



No self-respecting commercial real estate broker would ever complain about having too many listings. No, the title quote came from our beloved Marketing Director, Marina Turmelle. While she was assembling this year's annual survey she realized we literally ran out of room for the listings portion of the report. After more than a decade of lamenting a lack of listings, 2025 finally brought a measure of market correction.

Marketing headaches aside, the truth is our overall Southern Maine industrial vacancy rate has climbed to 3.32%. That is still objectively low by national standards, but it confirms what I've been reporting on for the last two years: vacancy is no longer flatline tight, it is rising meaningfully, and the trendline matters more than the snapshot.

The point isn't that 3%± vacancy is high (it isn't). The concern was the pace of change, which I summarized with this progression: 1.84% (Jan 2021), 1.69% (Jan 2022), 1.91% (Jan 2023), 1.97% (Jan 2024), 2.49% (Dec 2024), 3.57% (July 2025)—an 81% increase in inventory in just eighteen months.

Now, at 3.32%, we're slightly below the mid-year peak—but we are still well above where we sat just a year ago, when overall vacancy was 2.49% as of December 1, 2024.

The most striking data point is not even the increased supply – it's time on market. Leasing activity has been stalled by lack of demand, and high-quality standalone buildings are seeing materially less traffic. Landlords are still in a good position to get market lease rates, but they need to be prepared to wait longer than in years past. There are simply fewer industrial tenants in the market today than there have been, on average, over the last decade plus. In 2025, there was more hesitation, more "wait-and-see," and more internal

scrutiny on long-term commitments.

Lease rates, however, have not fallen; in fact, they are rising for right-sized, Class A spaces. We are now at an average of about \$9.65/SF NNN, with the expectation that rent growth will flatten or potentially decline in the short term as tenants regain leverage.

That leverage, though, is playing out unevenly. Well-located small-bay space still commands a premium because it remains scarce in the exact geographies most users want. Larger blocks are where you'll see the most negotiation-free rent, TI, shorter terms, or more tenant-friendly expansion/contraction options.

The meteoric run has cooled. Inventory has risen. Demand has slowed. And while the market remains fundamentally healthy, it is no longer a one-way street dominated by landlords.

On the sales side, the "bright spot" I referenced mid-year continues to be a striking shortage of for-sale inventory, especially smaller owner-user product. This is fueling competitive pricing that can exceed \$200/SF.

A few years ago, Greater Portland vacancy was a remarkably inhibiting 0.66%, and the market functionally stopped working for growing businesses. This led to some hard decisions and, in some cases, relocations out of state.

Today, 3.32% overall vacancy is clearly less of a crisis and it is an indication that the industrial market is in a new chapter. The meteoric run has cooled. Inventory has risen. Demand has slowed. And while the market remains fundamentally healthy, it is no longer a one-way street dominated by landlords.

Forecasting into 2026, I believe tenant leverage should continue to improve, but largely in the larger-bay segment. Users under 10,000 SF will still feel pinched in the core Greater Portland corridors because scarcity remains and even a modest rise in vacancy won't suddenly create meaningful small-space options or motivate landlords.

On the landlord side, it's more important than ever to gauge the market and your competition. With fewer tenants in play, even one other viable alternative can mean extended vacancy periods. In other words, if you have a shot, win the deal!

We should also continue to see more "repurposing" discussions, which has been a recurring theme in prior years—finding ways to make non-industrial shells work when purpose-built supply can't keep up. If vacancy continues to rise unevenly by submarket and building size, adaptive reuse will remain part of the solution. Finally, sales pricing should stay relatively strong until supply improves in a meaningful way, because even with softer leasing conditions, the owner-user buyer pool remains deep—particularly for functional, well-located buildings. And anticipated interest rate cuts mid-year should only deepen that buyer pool.

If there's one takeaway, it's this: the supply and demand scale is slowly tipping back. Property and business owners alike need to monitor market trends and neighboring activity now, more than ever. No, Marina, we don't have too many listings. But the fact that you even had to ask is a bright sign for buyers and tenants.

Justin Lamontagne, CCIM, SIOR
Partner | Designated Broker

The Dunham Group 2025 Significant Transactions

SOLD



48 SPILLER DRIVE, WESTBROOK

NRTI purchased this 134,000 SF building from Spiller Drive, LLC for \$13,000,000. The Dunham Group, Compass Commercial, and CORE brokered the sale.

SOLD



8 MORIN STREET, BIDDEFORD

Fiber Material, Inc. purchased this 129,000 SF building from Old Castle APG for \$10,500,000. The Dunham Group brokered the sale.

SOLD



75 PINE TREE INDUSTRIAL PKWY, PORTLAND

CCRE 75 Pine, LLC purchased this 42,918 SF building from 75 Pine Tree, LLC for \$7,230,000. The Dunham Group brokered the sale.

SOLD



18 HUTCHERSON DRIVE, GORHAM

18 Hutcherson Drive, LLC purchased this 20,118 SF building from 18 Hutcherson, LLC for \$2,925,000. The Dunham Group brokered the sale.

SOLD



70 WARREN AVENUE, WESTBROOK

70 Warren, LLC purchased this 20,864 SF building from GCBRE, LLC for \$2,600,000. The Dunham Group brokered the sale.

SOLD



70 HAIGIS PARKWAY, SCARBOROUGH

Pace Line Holdings, LLC & Hopkins Place, LLC purchased this 10,000 SF building from 70 Haigis, LLC for \$2,375,000. The Dunham Group brokered the sale.

SOLD



50 COVE STREET, PORTLAND

McGrupp, LLC purchased this 17,031 SF building from Random Orbit, Inc. for \$2,200,000. The Dunham Group and Porta & Co. brokered the sale.

LEASED



165 PLEASANT AVENUE, SOUTH PORTLAND

ADUSA Distribution, LLC leased 74,400 SF space from 165 Pleasant Avenue Associates, LLC. The Dunham Group brokered the lease.

LEASED



39 N HILDRETH STREET, BANGOR

JSI Store Fixtures leased 42,000 SF from J.B. Brown & Sons. The Dunham Group brokered the lease.

LEASED



155 PERRY ROAD, BANGOR

Boreas Transportation Company, LLC leased 25,641 SF from General Parts, Inc. The Dunham Group and JLL brokered the lease.

LEASED



106 INNOVATION WAY, SCARBOROUGH

Intermat leased 22,217 SF from Atlantic Commercial Holdings, LLC. The Dunham Group and Porta & Company brokered the lease.

LEASED



55 FREEDOM PARKWAY, HERMON

Ryder Truck Rental, Inc. leased 21,677 SF from Maine Commercial Tire, Inc. The Dunham Group and Porta & Company brokered the lease.

2026 Significant Vacancies



16 WASHINGTON AVENUE, SCARBOROUGH

30,000 - 66,920 SF of newly renovated Class A industrial space for lease. Renovations include major improvements to roof, parking, loading, HVAC, lighting, entryway, and interior spaces. To be completed in spring 2026. Easy access to I-95 and I-295, 18' - 22' clear height, 3 loading docks, 1 OHD. Marketed by The Boulos Company.



11 LUND ROAD, SACO

42,704± SF warehouse/refrigerated distribution facility situated on 4.23± acre site for sale or lease. Additional 2.5± acre graveled parcel. Immediate access off new Exit 35 of I-95, 9 loading docks, 20 - 23' clear height, and diesel fuel filling station. Available for lease from 10,000 - 42,000± SF in 5K increments. Marketed by The Boulos Company.



250 READ STREET, PORTLAND

27,500± SF of warehouse space and 4,400± SF of office space, for lease. Features 5 dock-high loading doors, and 3 drive-in OHDs that access 2 internal loading docks. Yard space is available. Central Portland location with easy access to I-295. Join Otto's, Bruno's, and Leavitt & Parris. Marketed by The Dunham Group.



7 MANSON LIBBY ROAD, SCARBOROUGH

68,818± SF warehouse/truck terminal facility on 15.45± acres for lease in Scarborough Industrial Park. 50 total doors, 18' ceiling height. Approximately 2 miles from Exit 42 on I-95. Significant paved yard space for trailer parking (160 spaces) and/or industrial outdoor storage. Marketed by The Boulos Company.



6 COMMERCE DRIVE, GARDINER

16,560 – 50,400± SF of high bay warehouse and storage space available for sublease in a convenient Central Maine location. 2 drive-in OHD's and 36' clear height. The property is in the Libby Hill Business Park and located less than 0.5 mile from Exit 49 of I-295 and 2± miles from the I-95. Marketed by The Dunham Group.



115 LOGISTICS DRIVE, AUBURN

42,000 - 102,000± SF warehouse space for lease. Space features 26' clear height, fourteen (14) 8'x10' loading docks and two (2) overhead drive-in doors. 66± parking spaces, ESFR wet-pipe sprinkler system. Located directly off Maine Turnpike Exit 75. Marketed by The Boulos Company.



Manufacturing Signals That Matter to Maine's Industrial Real Estate Market

Manufacturing has long been a pillar of Maine's economy, but its role in shaping industrial real estate decisions is becoming increasingly nuanced. For property owners, town officials, developers, appraisers, and business owners, understanding manufacturing trends is less about industry advocacy and more about gauging demand, risk, and long-term viability in the industrial market.

Maine is home to approximately 1,900 manufacturing establishments, employing over 56,000 workers across sectors including food and beverage, metal fabrication, composites, maritime trades, aerospace, forest products, and advanced materials. These businesses are highly place-dependent. They require reliable power, appropriate ceiling heights, loading access, zoning flexibility, and proximity to transportation corridors. As a result, manufacturing activity directly influences where industrial space is absorbed, what types of facilities remain competitive, and which assets risk functional obsolescence.

The Manufacturers Association of Maine (MAME) operates at the center of this landscape. As

the statewide trade association representing Maine's manufacturers, MAME convenes industry, policymakers, utilities, educators, and service providers. This position provides real-time insight into expansion plans, consolidation pressures, workforce constraints, and operational costs, all factors that increasingly intersect with real estate valuation, redevelopment, and site-selection decisions.

One defining characteristic of Maine's manufacturing base is its scale and diversity. The state is dominated by small- and mid-sized manufacturers, many operating in the 5,000 to 50,000 square-foot range. This has sustained steady demand for functional, flexible industrial buildings rather than large, single-purpose facilities. Owner-user properties, adaptable legacy buildings, and well-located industrial parks continue to attract interest when they align with operational needs.

However, manufacturers are also navigating persistent constraints. Workforce availability, energy costs, and the overall cost of doing business in Maine frequently shape whether a company expands, modernizes

within its existing footprint, automates to increase output without adding space, or defers real estate decisions altogether. These pressures can affect absorption timelines, tenant stability, and capital investment cycles, which are important considerations for landlords, lenders, and appraisers alike.

Location and municipal readiness remain critical differentiators. Communities that offer supportive zoning, infrastructure investment, and predictable permitting processes are better positioned to retain and attract manufacturing users. Conversely, limited inventory or restrictive land-use policies can suppress otherwise viable industrial demand.

For stakeholders across the real estate ecosystem, manufacturing should be viewed as an early indicator. Where manufacturers are hiring, investing, or planning for future capacity, industrial real estate opportunity often follows. In a cyclical market, manufacturing remains one of Maine's most durable demand drivers, provided the right spaces exist to support it.

About the Manufacturers Association of Maine

The Manufacturers Association of Maine (MAME) is the statewide trade association representing Maine's manufacturing sector. MAME works with manufacturers of all sizes across diverse industries to strengthen the competitiveness of the sector through advocacy, research, workforce initiatives, and strategic partnerships.



By: John Lewis, Executive Director
Manufacturers Association of Maine

The Dunham Group Industrial Listings



AUBURN: 276 Riverside Drive; 15,555± SF industrial building on 4.5± acres for sale. Located along the river and convenient to Lew/Aub. New 10-year, absolute NNN lease signed with Gagne and Sons. **Sylas Hatch**



AUBURN: 234 First Flight Drive; 12,000 SF industrial building for lease. ¼ mile from I-95, Exit 75. Turn-key cannabis cultivation/ lab space, 1200 Amp power, OHD, loading dock, office space. **Justin Lamontagne**



BERWICK: 35 Sullivan Drive; 13,100± SF of clear span flex space for lease. To be upgraded by owner. Vacant lot to be converted to parking lot for the property. **Chris Craig**



BIDDEFORD: 9 Landry Street; Two (2) 4,500± SF spaces for lease. Also for sale as a great owner-user opportunity. 18,000± SF on 4.2± acres in Biddeford Airport Industrial Park. **Greg Hastings**



BIDDEFORD: 20 Morin Street; 52,000± SF industrial building for sale or lease in Biddeford Industrial Park. Heavy power, 4 dock doors, 5 OHDs, 5-ton crane, and ample lay down area. **TC Haffenreffer**



BIDDEFORD: 26 Morin Street; 20,400± SF of warehouse/storage space for lease. Features one 16' x 16' drive-in OHD and 24' ceiling heights. Located 1.5 miles from I-95 Exit 32. **Greg Hastings**



BIDDEFORD: 419 Hill Street; 28,119± SF state-of-the-art grow facility for sale. Laboratory-grade fit-up. One of Maine's top-tier cannabis companies. 10.22 CAP rate. **TC Haffenreffer**



BOWDOINHAM: 112 Pond Road; 30,300± SF, multi-tenanted, industrial property on 11.76 acres for sale. Located just off I-295, Exit 37. Adaptable layout featuring 2 OHDs and 600 Amp power. **Bryan Plourde**



BRUNSWICK: 4 Turner Street; 3,700 SF industrial unit for lease. 4 large work bays and OHDs. Ample paved laydown area and outdoor storage. Easy access to Route 1 and I-295. **Joe Atwood**



BRUNSWICK: 43 Bibber Parkway; 102,000 SF on 7.78 acres for sale. 83% occupied. 17,531± SF for lease. Located in the Brunswick Industrial Park, adjacent to Route 1 and I-295. **TC Haffenreffer**



CLINTON: 162 Hinckley Road; 10,440± SF clear-span industrial building on 3± acres. Directly off I-95. Office area, truck scale and ample yard/outdoor storage. Additional 114± acres available. **TC Haffenreffer**



DIXFIELD: 590 Main Street; 17,009± SF across 5 buildings on 10± acres. Former Hammond Lumber property. Flexible layouts and ample outdoor space for storage or development. **TC Haffenreffer**



GARDINER: 6 Commerce Drive; 16,560 - 50,400± SF of high-bay warehouse and storage space for sublease. Located in Libby Hill Business Park, close to both I-295, Exit 49 and I-95. **Sam LeGeyt**



GARDINER: 650 River Road; 15,000 - 30,000± SF of heated industrial space for lease. 4 loading docks and man door access, 21'± clear height. Abuts active rail line. Easy I-295 access. **Sam LeGeyt**



GRAY: 42 Lewiston Road; 2,400 SF industrial unit for lease. Flexible layout with office space, 10' x 8' OHD, and 3-phase power. Located just off of I-95, Exit 63. **Justin Lamontagne**



JAY: 1149 Main Street; 57,014± SF warehouse building for sale or lease. Fully renovated in 2022, LED lighting, 6 loading docks, 22-24' ceiling height, and office space. **Tom Dunham**



LEWISTON: 44 Strawberry Avenue; 2,000 - 13,035± SF, multiple heated and cold storage spaces for lease. Good access to Main Street/downtown. Ample parking, multiple drive-in OHDs. **Bryan Plourde**



ORRINGTON: 60 Fowler Road; 50,546± SF across 11 buildings on 6.6 acres for sale. Flexible layouts, paved laydown, fenced yard, ample outdoor space for circulation, storage, or development. **TC Haffenreffer**



PORTLAND: 160 Presumpscot Street; 9,800± SF clear span warehouse space for sublease. Features mezzanine space, 20'-23' ceiling heights, 3 loading docks, and 1 drive-in. Just off I-295. **Jim Harnden**



PORTLAND: 340 Presumpscot Street; 24,962± SF warehouse space for lease. Freezer space, office space, mezzanine, 5 loading docks and 1 OHD. Approximately 1 mile from I-295. **TC Haffenreffer**



PORTLAND: 176 Riverside Industrial Parkway; Clear-span 6,090± SF industrial building for lease. 2 overhead doors, 3-phase power, office space, and 18-20' ceiling heights. **Justin Lamontagne**



PORTLAND: 200 Anderson Street; 17,106± SF, multi-tenanted building on 1.35 acres for sale. Prime East Bayside location. Large paved/fenced yard space. Potential for owner/occupant. **Justin Lamontagne**



PORTLAND: 220 Industrial Way; 3,000± SF flex unit for lease. Features small updated office space, 2 restrooms and overhead door to open warehouse and storage space. **Justin Lamontagne**



PORTLAND: 419 Presumpscot Street; 4,000 - 8,000± SF of warehouse space for lease. Multiple OHDs, ample parking, and the rear of property is visible from I-295. **Greg Hastings**

The Dunham Group Industrial Listings



PORLAND: 250 Read Street; 27,500± SF warehouse with 4,400± SF of office space for lease. 5 dock-high loading doors, 3 drive-in OHDs and internal loading docks. Yard space available. **Justin Lamontagne**



PORLAND: 40 Quarry Road; 69,860± SF warehouse space for lease. Features rail siding, office space, 18' ceiling heights, 20' column spacing, 5 loading docks with shared truck enclosure. **Chris Craig**



PORLAND: 116 Riverside Industrial Parkway; 14,128± SF industrial building for lease. Subdividable to 10,000± SF and 4,000± SF units. Fully air conditioned. Paved parking. **Greg Hastings**



PORLAND: 135 Walton Street - Unit F; 6,985± SF industrial flex space for lease. Turn-key cannabis grow space, medical or recreational allowed. FF&E can be included. **Bryan Plourde**



SANFORD: 41 Industrial Avenue; 31,000 SF on 4.49 acre for sale. 7,000 - 25,000± SF available for lease. 3-phase power, 4 loading docks, 1 OHD and paved parking for 200± vehicles. **Greg Hastings**



SANFORD: 103 River Street; 9,500± SF on 1.14 acres for sale. Mix of warehouse, showroom, and office space. Includes 2,100± SF unheated storage building with 2 drive-in OHDs. **Greg Hastings**



SCARBOROUGH: 14 Washington Avenue; 14,942± SF, turn-key building for sale or lease. Extensively renovated for life science/lab/biotech. Office space, walk-in freezers, generator. **Greg Hastings**



SCARBOROUGH: 125 Pleasant Hill Road; 9,420 SF stand-alone building on 2.33 acres. Ample laydown, 2 OHDs, loading dock, clear-span warehouse, and updated office space. **Justin Lamontagne**



SCARBOROUGH: 3 Commercial Road; 4,000± SF industrial space for lease. 1 loading dock, 12'-15' ceilings, paved parking. Located within 2± miles of I-95 and I-295. **TC Haffenreffer**



SIDNEY: 6 Pond Road; 9,600± SF stand-alone warehouse for lease. Features 2 loading docks, an overhead door, support office space and ample outdoor storage. **Justin Lamontagne**



SKOWHEGAN: 30 Industrial Park Road; 27,600± SF industrial property on 4.31± acres for sale. 2,400 SF office space, plus 3 quonset-style buildings, each 8,400 SF with 26' center clear height. **Joe Atwood**



SOUTH PARIS: 209 Main Street; Mixed-use industrial property on 4.77 acres for sale. 4 buildings totaling 27,659 SF. Development opportunity. High visibility and traffic counts. **Justin Lamontagne**



SOUTH PORTLAND: 95 Main Street; 11,850± SF industrial building for lease. Features warehouse space, 2nd floor office, 1 loading dock, 2 drive-in OHDs, and fully air-conditioned. **Greg Hastings**



SOUTH PORTLAND: 2092 Broadway; 4,800± SF industrial building for lease. 4 drive-in OHDs, 16'-22' ceiling heights, and 900 SF office space. Located 1 mile from I-295 and I-95. **Greg Hastings**



SOUTH PORTLAND: 130 Thadeus Street; Two 1,875± SF industrial suites that can be combined for 3,750± SF. Each unit features an OHD, man door, and restroom. Minutes to I-295 and downtown. **TC Haffenreffer**



SOUTH PORTLAND: 1 Madison Street; 10,000 – 31,630± SF of high-bay warehouse space with office space for lease. Located off Broadway just before Bug Light Park. **Tom Moulton**



STANDISH: 190 Northeast Road; 3,900± SF of warehouse/storage space for lease. Offers 10' clear height, 1 drive-in OHD, and 1 shared loading dock. Ample on-site parking. **Sam LeGeyt**



TOPSHAM: 20 Center Park Road; 7,168± SF building on 18.91 acres for sale. Clear-span shop space, office space, 2 drive-in OHDs. Land development potential. 1± mile from I-295. **Greg Hastings**



TURNER: 40 Airport Road; 8,000 - 16,000± SF clear span space for lease. 16' clear height and drive-in doors. Ample parking and laydown space available. Located off Route 4. **Chris Craig**



WATERVILLE: 20 Industrial Street; 8,750± SF of flex industrial space for lease. Turn-key for cannabis production. 7± acre site offers ample parking/laydown. Easy access to I-95. **Charlie Craig**



WESTBROOK: 1102 Bridgton Road; 7,400± SF industrial/office/showroom property for lease. 4 units of varying sizes. Located on Route 302 with excellent exposure and access. **Joe Atwood**



WESTBROOK: 185 Warren Avenue; 6,035± SF warehouse for lease. Features three, 16' drive-in bays and 18' clear height. Located less than 1 mile from I-95 Exit 48. **Tom Moulton**



WILTON: 946 US Route 2; 14,413± SF on 6.94± acres for sale. 3 drive-in OHDs, 24' clear height, 3,000 SF covered outdoor storage. Extensive recent renovations and improvements. **Joe Atwood**



WINSLOW: 22 Verti Drive; 46,236± SF building on 6.05± acres for sale. 35,000± SF distribution/manufacturing and 7,800± SF unheated warehouse. 4 loading docks, 1 OHD. Easy access to I-95. **Greg Hastings**

APPENDIX : INVENTORY RESULTS

Lewiston/Auburn/Gray	Total Buildings	Building SF	Available SF	Vacancy Rate	Indirect SF	Indirect Vacancy
Auburn	121	4,709,470	228,695	4.86%	0	0.0%
Gray	12	256,667	0	0.0%	0	0.0%
Lewiston	115	4,870,237	100,105	2.1%	0	0.0%
Total	248	9,836,374	328,800	3.34%	0	0.0%

Greater Portland	Total Buildings	Building SF	Available SF	Vacancy Rate	Indirect SF	Indirect Vacancy
Cumberland	9	143,962	2,400	1.7%	0	0.00%
Falmouth	13	160,896	0	0.0%	0	0.00%
Freeport	14	1,530,811	0	0.0%	0	0.00%
Gorham	59	1,397,996	19,100	1.4%	0	0.00%
Portland	260	7,522,038	328,786	4.4%	0	0.08%
Scarborough	109	2,680,021	74,818	2.8%	9,420	0.35%
South Portland	61	2,973,547	68,134	2.3%	0	0.00%
Westbrook	74	2,701,694	32,001	1.2%	0	0.00%
Yarmouth	11	280,813	0	0.0%	0	0.00%
Total	610	19,391,778	525,239	2.71%	9,420	0.05%

Northern York County	Total Buildings	Building SF	Available SF	Vacancy Rate	Indirect SF	Indirect Vacancy
Biddeford	57	2,124,283	63,366	3.0%	5,250	0.25%
Kennebunk	31	696,009	0	0.0%	0	0.00%
Saco	63	1,937,574	8,835	0.5%	0	0.00%
Sanford	39	1,170,617	31,000	2.6%	0	0.00%
Wells	6	995,627	243,346	24.4%	0	0.00%
Total	196	6,924,110	346,547	5.00%	5,250	0.08%

Total Buildings	Total Market Size	Total Available SF	Vacancy Rate	Indirect SF	Indirect Vacancy	Avg. Lease Rate
1,054	36,152,262	1,200,586	3.32%	14,670	0.04%	\$9.65/SF

*If you are interested in the full inventory results of each industrial park and cluster within each town, please reach out to Justin Lamontagne at justin@dunhamgroup.com.

OUR TEAM

At The Dunham Group, we never lose sight of the fact that our in-depth commercial real estate knowledge and market specialization can help shape our communities. That's why we are a commercial real estate brokerage company with values. Located in Portland, Maine, our firm adheres to the highest ethical standards to provide honest, insightful market analysis for results-oriented brokerage and consulting. This is how our team of commercial brokers have developed loyal, long-term relationships with our clients for decades. We build up portfolios with our collaborative and data-driven approach, but more importantly we build up partnerships. Whether you are an individual investor, a small business owner, or the CEO of a large corporation, you are a respected and valued client, and The Dunham Group will help you attain your commercial real estate objectives.

Putting clients first has been the focus of our work at The Dunham Group for 50 years. Founded by Tom Dunham, our firm's reputation was built on Dunham's strong ethical foundation, hard work, and feet-on-the-street approach. Through the years, we have been committed to the education and retention of the best professionals, where passing on industry wisdom and values from one generation of brokers to the next happens organically. This has enabled us to grow into a team of fourteen exceptional brokers. Unlike other commercial brokerage firms, our brokers focus on specific sectors – office, retail, industrial, multi-family, land, investment – and have become experts in their industries. Our record of success demonstrates how The Dunham Group has been a leader in commercial real estate and a trusted partner for individuals and businesses in Maine.



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