FOR LEASE

Industrial Space

20,188± SF | $8.00/SF NNN



2301 Congress Street, Portland

Property Highlights

- *Climate-Controlled Light Industrial Space*
- *2 Loading Docks*
- *Located Just off I-95, Exit 46*
- *New LED lights throughout*



Property Description

We are pleased to offer 20,188± SF of lower-level industrial/manufacturing space for lease at 2301 Congress Street in Portland. Ideally situated just off the Maine Turnpike at Exit 46, the property offers convenient access to both I-95 and I-295. The climate-controlled space features two loading docks, a finished office area, and a versatile layout well suited for a variety of light industrial, manufacturing, and distribution uses. Its strategic location provides easy access to Portland International Jetport, downtown Portland, and major regional routes.

Broker Contact

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The Dunham Group | Commercial Real Estate

2301 Congress Street



Property Overview

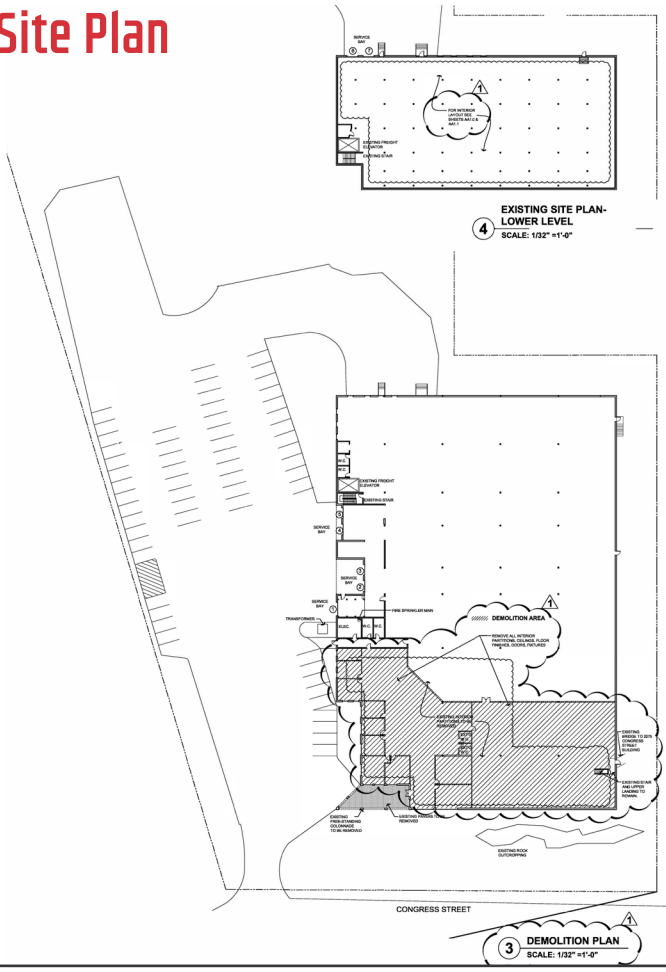
Owner/ Landlord	R. Jack Properties, LLC (SFX Amercian, LLC)
Building Size	80,798± SF, two levels
Lot Size	5± acres
Available Space	20,188± SF lower level with newly built-out office area
Subdividable	Down to 10,000± SF
Zoning	IM - Industrial
Assessor's Reference	Map 238A, Block A, Lot 4
Year Built	1981, 1987, available space recently renovated
Construction	Concrete/masonry
Utilities	Municipal water and sewer
Ceiling Height	12' clear
Loading Docks	2 docks with load levelers
Drive-in OHD	None, but one can be installed - see broker
HVAC	Forced hot-air heat; central air conditioning throughout
Electrical	240 V, 1,600–2,500 amps, 3-phase
Lighting	New hanging LED lights throughout, motion sensors
Sprinkler System	Yes, wet system
Bathrooms	Three (3)
Parking Spaces	Ample, on-site
Accessibility	ADA compliant via ramp to main entrance
Lease Structure	Gross lease inclusive of NNN's and utilities = $13/SF all-in (equivalent of $8.00/SF NNN)

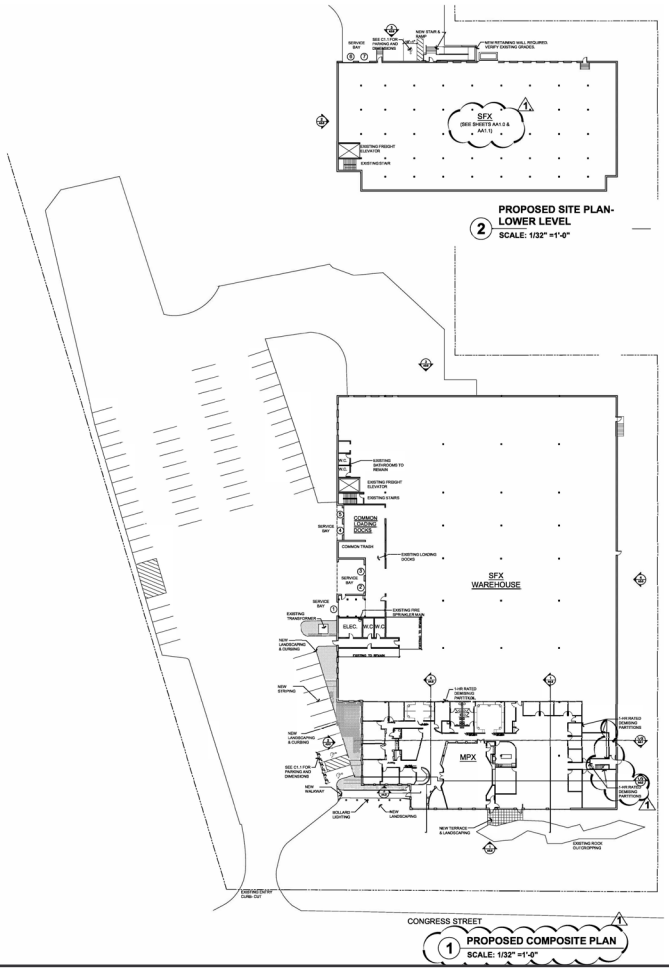
FOR LEASE : $8.00/SF NNN - All Utilities Included

Floor Plan



Site Plan





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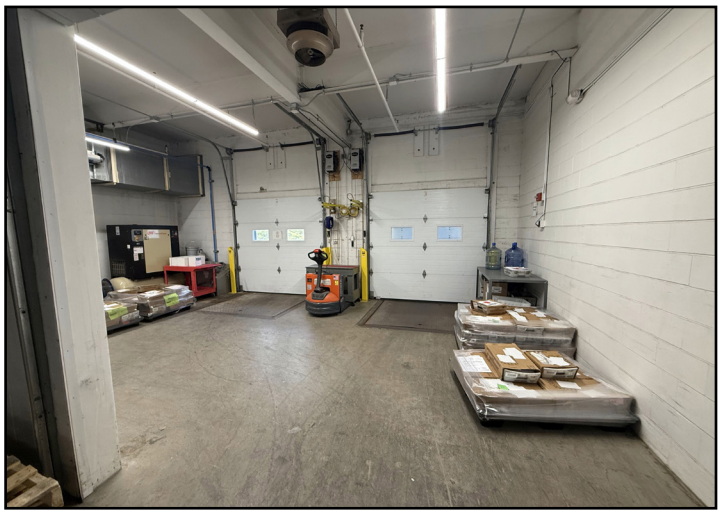

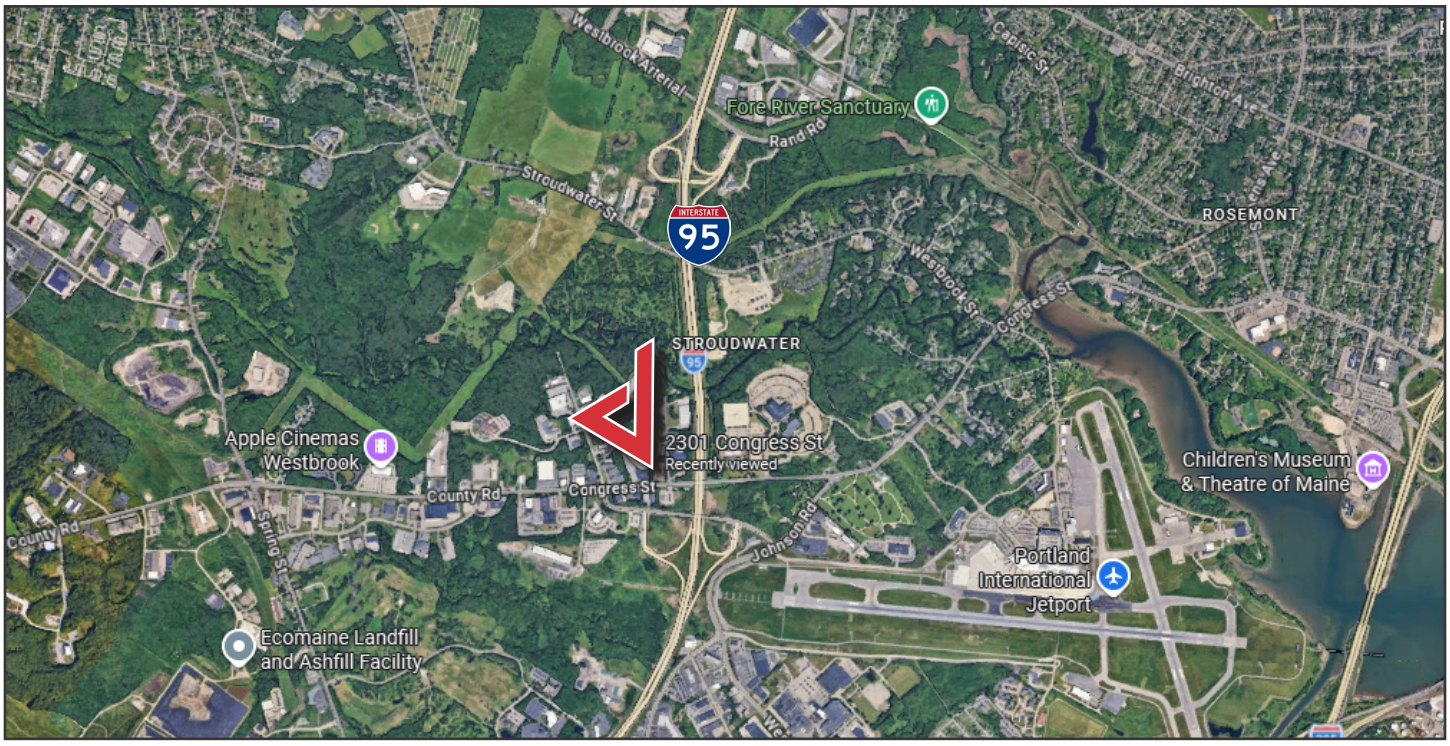

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.