FOR LEASE

Light Industrial/Flex Space

11,038± SF | $10.75/SF NNN



235 Presumpscot Street, Portland

Property Highlights

- *Two drive-in overhead doors with direct drive-through access*
- *40,000± SF paved parking area*
- *22'± ceiling height*
- *Located 1± mile from I-295, Exit 8*



Property Description

We are pleased to offer 11,038± SF of light industrial/flex space for lease at 235 Presumpscot Street, Portland. The available space consists of 8,526± SF of warehouse space and 2,512± SF of recently renovated office space, plus an additional 2,000± SF storage mezzanine. The warehouse features direct drive-through access with two drive-in overhead doors, one loading dock, and a wet sprinkler system. The space is subdividable to 5,000± SF, offering flexibility for a variety of industrial, warehouse, and distribution users.

Broker Contact

TC Haffenreffer | 207.956.0091 | tc@dunhamgroup.com

207.773.7100 | dunhamgroup.com

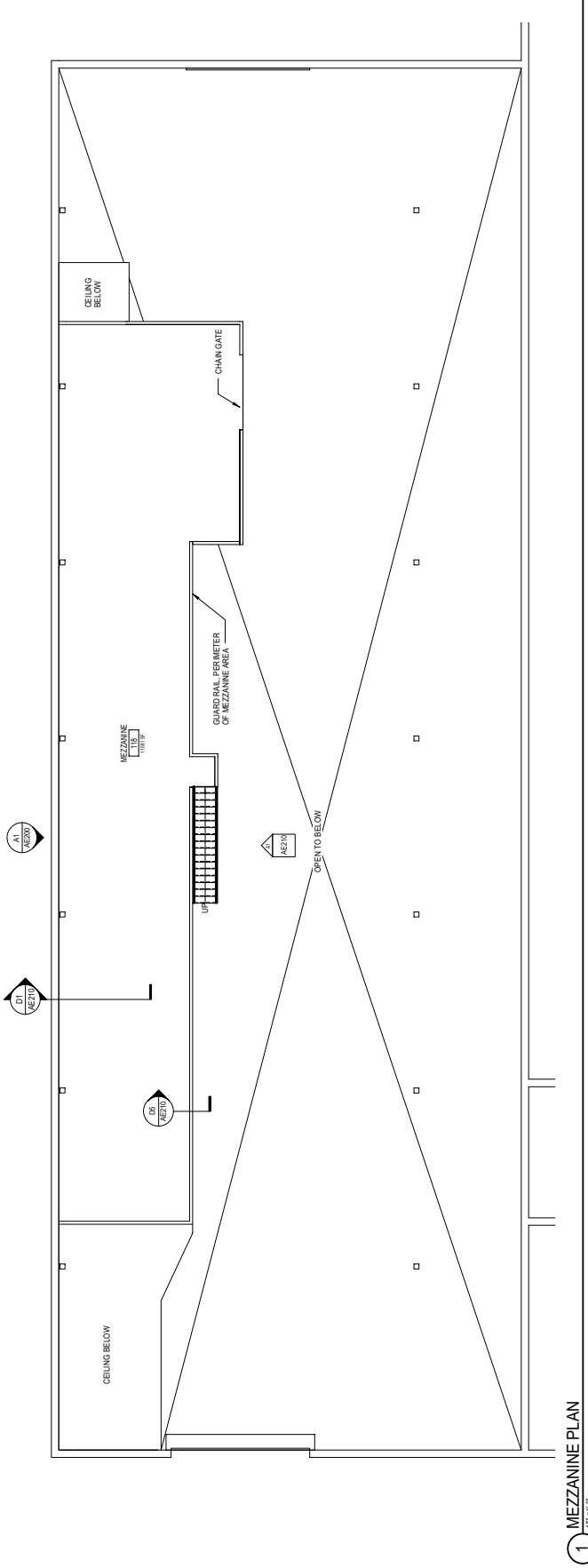
The Dunham Group | Commercial Real Estate

Property Overview

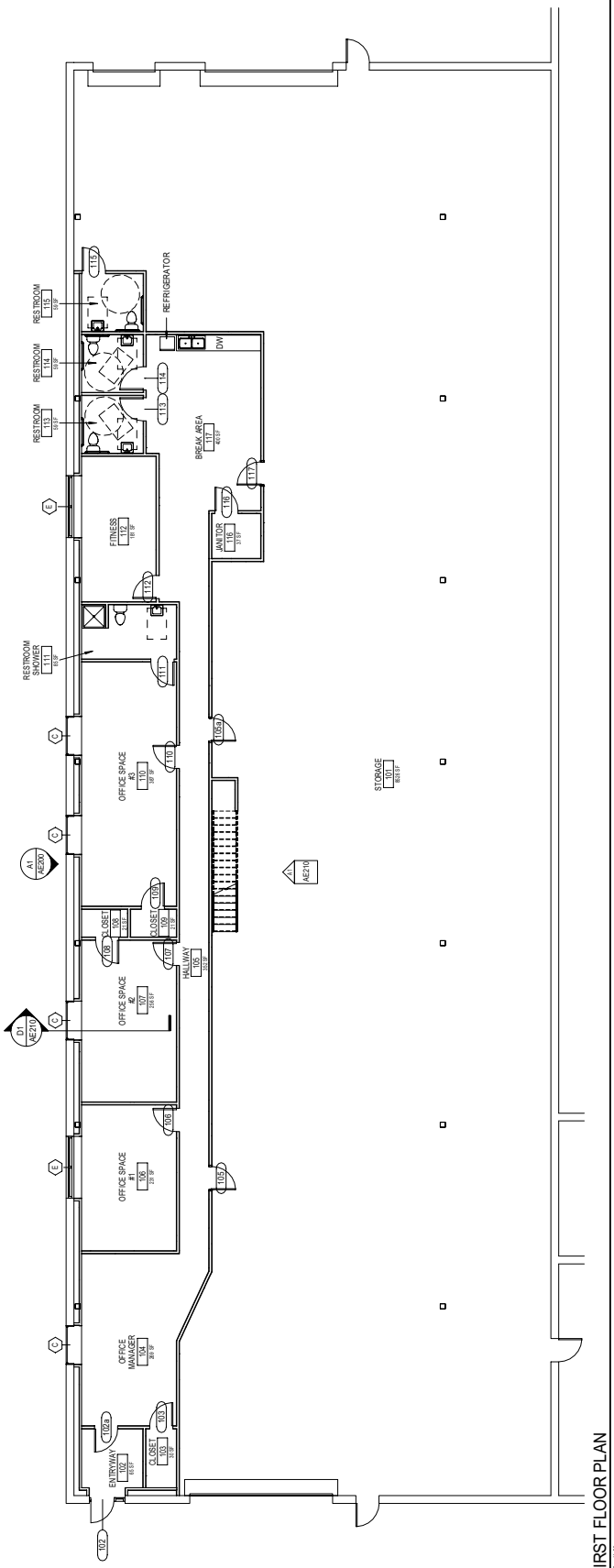
Landlord	235 Presumpscot Partners, LLC
Building Size	61,196± SF
Available Space	11,038± SF
Space Breakdown	Office : 2,512± SF Warehouse : 8,526± SF
Lot Size	2.45± acres
Assessor's Reference	Map 421, Block A, Lot 5
Zoning	I-M
Building Construction	Non-combustible (IBC Type IIB)
Building Age	1970
Roof	Rubber
Siding	Metal sandwich panel
Flooring	Office : Carpet & VCT Warehouse : Concrete slab
Utilities	Municipal water and sewer, natural gas
Ceiling Height	22'±
Loading Docks	One (1)
Drive-In OHDs	Two (2) - direct drive-through
HVAC	Office : Heat & AC Warehouse : Natural gas Modine units
Sprinkler System	Yes, wet system
Bathrooms	Three (3) plus One (1) shower
Parking	Ample, paved parking (40,000± SF)

FOR LEASE : $10.75/SF NNN Estimated NNN's : $2.75/SF

Floor Plan



1 MEZZANINE PLAN
1/8" = 1'-0"



A1 FIRST FLOOR PLAN
1/8" = 1'-0"

235 Presumpscot St.









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.