

For Lease  
Industrial/Flex/Office  
29,398± SF | 3 Buildings



## 33 Bishop Street

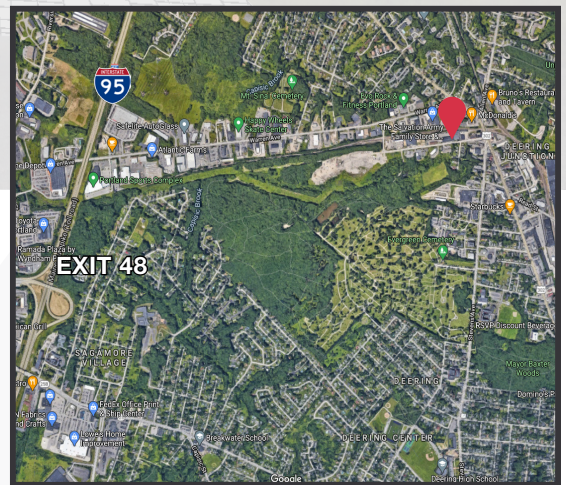
Portland, ME

### Property Highlights

- Located just off Forest Avenue/Route 302
- Flexible space
- Build-to-suit available

### Property Description

We are pleased to offer for lease three buildings on 1.27± acres at 33 Bishop Street. 33 Bishop Street offers multiple unique spaces with the ability to build to suit. The excellent location and flexible floor plans allow you to bring your vision to this rare IM zone offering in Morrill's Corner.



### Broker Contact

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## Property Overview

Owner	Benjamin Construction
Total Building SF	29,398± SF
Lot Size	1.27± acres
Assessor's Reference	Map 293, Block A, Lot 8
Deed Reference	Book 36920, Page 286
Assessed Value	\$ 166,200 - Land \$ 1,008,800 - Buildings \$ 1,175,000 - Total
Taxes	\$ 23,448.06 ( FY '20 -'21)
Zoning	IM Industrial
Utilities	Natural gas, municipal water & sewer, 3-phase electrical power

## Building 1

Building Size	6,326± SF
Building Use	Office/Flex
Drive-in OHDs	One (1) 14' x 16'

## Building 2

Building Size	7,738± SF
Building Use	Flex/Warehouse
Ceiling Height	12' 14'±
Loading Docks	One (1)
Drive-in OHDs	One (1) 12' x 12'

## Building 3

Building Size	15,333± SF
Building Use	Shop/Flex
Available Space	2,209 - 15,333± SF
Overhead Doors	Two (2)
Ceiling Height	16'-21'±
Drive-in OHDs	One (1) 26' x 17'

FOR LEASE : SEE BROKER

Architectural floor plan of Bldg A Existing Plan. The plan shows a rectangular building with various rooms, corridors, and a central staircase. Dimensions are provided for the overall footprint and individual rooms. A north arrow is located in the upper right corner. A scale bar indicates 1/8" = 1'-0". The plan is labeled "1" in a circle.

Overall dimensions: 66'-8" (width) x 64'-3" (depth).

Room dimensions (from top to bottom):

- Room 1: 10'-7" x 6'-1 1/4"
- Room 2: 6'-4 3/4" x 17'-4"
- Room 3: 7'-7 1/2" x 9'-0"
- Room 4: 14'-9 3/4" x 11'-3 1/2"
- Room 5: 11'-6 3/4" x 10'-1"
- Room 6: 11'-6 3/4" x 10'-7"
- Room 7: 11'-6 3/4" x 15'-7"
- Room 8: 11'-6 3/4" x 15'-7"
- Room 9: 11'-6 3/4" x 15'-7"
- Room 10: 11'-6 3/4" x 15'-7"
- Room 11: 11'-6 3/4" x 15'-7"
- Room 12: 11'-6 3/4" x 15'-7"
- Room 13: 11'-6 3/4" x 15'-7"
- Room 14: 11'-6 3/4" x 15'-7"
- Room 15: 11'-6 3/4" x 15'-7"
- Room 16: 11'-6 3/4" x 15'-7"
- Room 17: 11'-6 3/4" x 15'-7"
- Room 18: 11'-6 3/4" x 15'-7"
- Room 19: 11'-6 3/4" x 15'-7"
- Room 20: 11'-6 3/4" x 15'-7"
- Room 21: 11'-6 3/4" x 15'-7"
- Room 22: 11'-6 3/4" x 15'-7"
- Room 23: 11'-6 3/4" x 15'-7"
- Room 24: 11'-6 3/4" x 15'-7"
- Room 25: 11'-6 3/4" x 15'-7"
- Room 26: 11'-6 3/4" x 15'-7"
- Room 27: 11'-6 3/4" x 15'-7"
- Room 28: 11'-6 3/4" x 15'-7"
- Room 29: 11'-6 3/4" x 15'-7"
- Room 30: 11'-6 3/4" x 15'-7"
- Room 31: 11'-6 3/4" x 15'-7"
- Room 32: 11'-6 3/4" x 15'-7"
- Room 33: 11'-6 3/4" x 15'-7"
- Room 34: 11'-6 3/4" x 15'-7"
- Room 35: 11'-6 3/4" x 15'-7"
- Room 36: 11'-6 3/4" x 15'-7"
- Room 37: 11'-6 3/4" x 15'-7"
- Room 38: 11'-6 3/4" x 15'-7"
- Room 39: 11'-6 3/4" x 15'-7"
- Room 40: 11'-6 3/4" x 15'-7"
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- Room 138: 11'-6 3/4" x 15'-7"
- Room 139: 11'-6 3/4" x 15'-7"
- Room 140: 11'-6 3/4" x 15'-7"
- Room 141: 11'-6 3/4" x 15'-7"
- Room 142: 11'-6 3/4" x 15'-7"
- Room 143: 11'-6 3/

# 2

Architectural floor plan of Bldg B Existing Plan. The plan shows a large rectangular building with a central corridor and several rooms. Dimensions are provided for the overall footprint and specific sections. A north arrow is located in the top right corner. A scale bar at the bottom indicates 0 to 25 feet. A title block at the bottom left identifies the plan as 'BLDG B EXISTING PLAN' with a scale of 1/8" = 1'-0".

Dimensions:

- Overall width: 111'-0"
- Overall height: 69'-3 1/2"
- Top right section dimensions: 17'-8 3/4", 6'-10", 18'-1 1/4", 15'-3", 19'-0 1/2", 42'-0"
- Bottom right section dimensions: 111'-0"

Labels:

- NEIGHBORING BLDG
- BLDG B EXISTING PLAN
- Scale: 1/8" = 1'-0"

Scale bar: 0, 5, 10, 15, 20, 25 FT

North arrow pointing towards the top right.



