

FOR SALE

Flex/Warehouse Building

23,000± SF | 2.70± acres | \$2,575,000



33 Main Street, Windham, ME

Property Highlights

- *Ideal Owner-User or Investment Opportunity*
- *Versatile Village Commercial Zoning*
- *Convenient Main Street Location*
- *3-Phase, 400V Power*



Property Description

We are pleased to offer for sale this rare opportunity to own and occupy in Greater Portland's historically tight industrial market. Built in 2008, this five-bay, 23,000± SF flex/warehouse building comes 65% leased with two bays available for occupancy or future tenancy. The property features 22' ceilings, wet sprinkler system throughout, six grade-level OH doors, public utilities and 3-phase, 480V power. Located in the Village Commercial zone, a broad range of light industrial and commercial uses are possible here. This building is technically 5 condos, a part of the 7-condo Little Falls Industrial Condominiums.

Broker Contact

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Property Overview

Owner	Darboy Development, LLC
Condo Association	Little Falls Industrial Condominiums
Building Size	23,000± SF
Space Breakdown	MWave Space : 15,000± SF (includes 1,000 SF mezzanine office space) Vacant Space : 8,000± SF (2 units available to owner/user or tenant)
Assessor's Reference	Map 38, Lot 49, Units B02-B06
Deed Reference	Book 39380, Page 315
RE Taxes	\$22,438 (FY 2026-27) (\$0.98/SF)
Zoning	Village Commercial (VC)
Building Age	2008
Building Construction	Steel frame, steel exterior walls, reinforced concrete foundation
Roof	Sloped metal
Siding	Steel/metal
Flooring	Warehouse : Smooth concrete Office : Commercial grade carpet and tile
Ceiling Height	22'± clear sloping to approximately 20'±
Loading Doors	None
Drive-in OHDs	Six (6)
Utilities	Municipal water and sewer, natural gas
HVAC	Exterior HVAC units serving office area, ceiling-mounted heaters in warehouse
Electrical	3-phase, 480V
Lighting	Warehouse : Ceiling mounted industrial mercury vapor fixtures Office : Commercial fluorescent fixtures
Sprinkler System	Yes, wet system throughout
Bathrooms	Four (4) with two (2) additional stubbed in place
Parking	Twenty-six (26) spaces
Accessibility	ADA compliant
Lease	MWave : \$9.00/SF NNN (\$135,000/year) through 7/31/2029
CAM's & Insurance	\$1.74/SF

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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.