

FOR LEASE

Flex/Warehouse Units

4,000 - 8,000± SF | \$12.00/SF NNN



33 Main Street, Windham, ME

Units 5 & 6

Property Highlights

- Temperature control throughout
- 3-phase, 400V power
- 22' clear ceiling heights
- Building also for sale (see broker)



Property Description

We are pleased to offer for lease two adjacent 4,000± SF industrial/flex units available for lease in a well located 23,440± SF industrial building built in 2008. The building features approximately 22' clear height, grade-level overhead doors, a wet sprinkler system, municipal water and sewer, natural gas, and 3-phase, 480V power. Both available spaces are air-conditioned and separately metered. Located in the Village Commercial (VC) zone with a broad range of light industrial and commercial uses possible; tenant to verify proposed use with the Town of Windham.

Broker Contact

Justin Lamontagne, CCIM, SIOR | justin@dunhamgroup.com
207.773.7100 | www.dunhamgroup.com



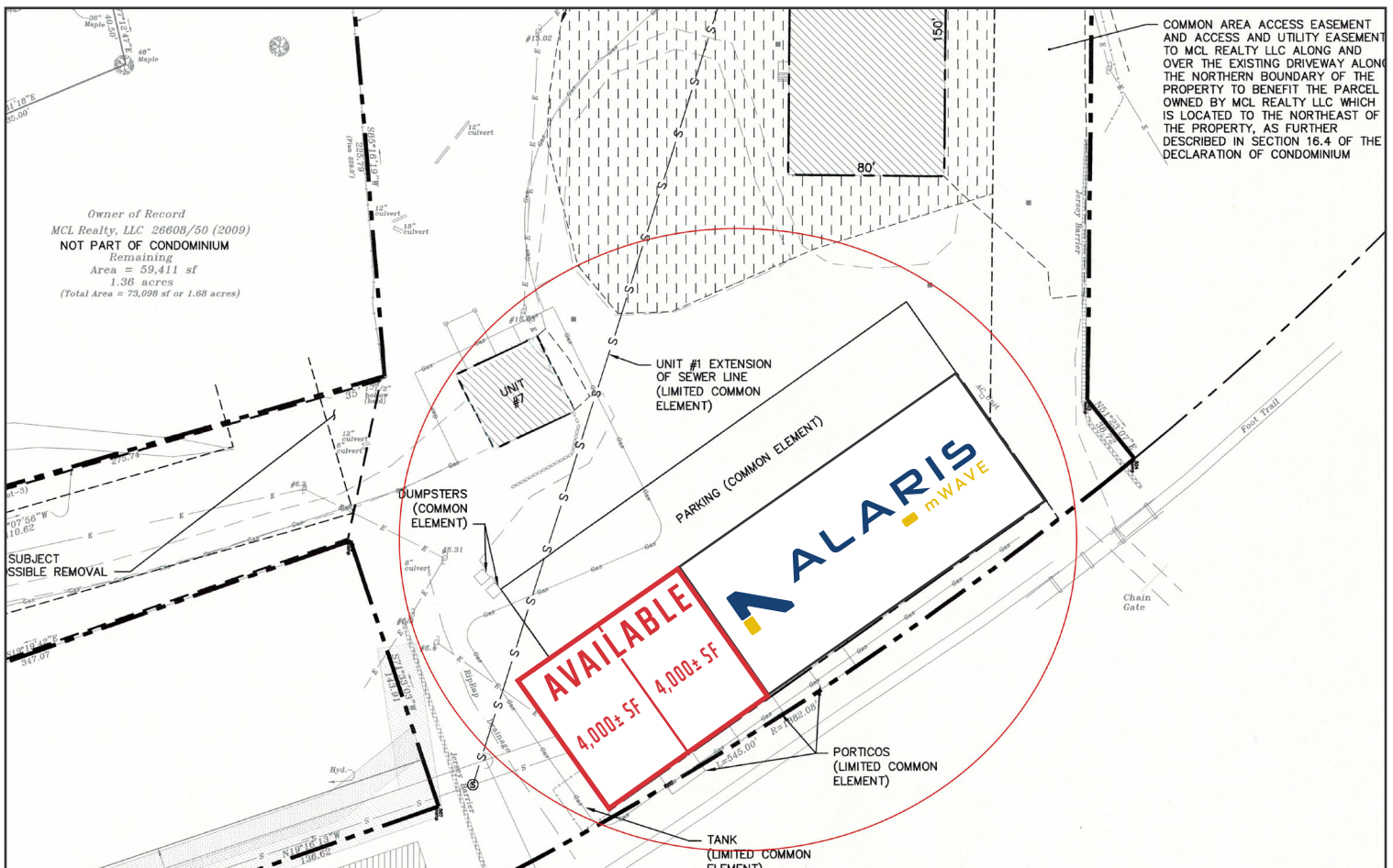
Property Overview

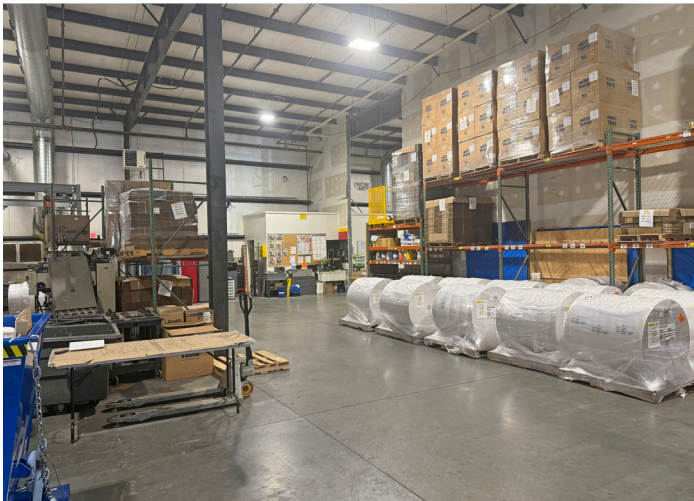
Landlord	Darboy Development, LLC
Condo Association	Little Falls Industrial Condominiums
Building Size	23,000± SF
Space Breakdown	Units 2 - 4 : MWave Unit 5 : 4,000± SF Unit 6 : 4,000± SF
Assessor's Reference	Map 38, Lot 49, Units B02-B06
Deed Reference	Book 39380, Page 315
RE Taxes	\$22,438 (FY 2026-27) (\$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	One (1) 12' X 14' OHD in each unit
Utilities	Municipal water and sewer, natural gas
HVAC	Heat & air conditioning throughout
Electrical	3-phase, 480V
Lighting	Warehouse : Ceiling mounted industrial mercury vapor fixtures Office : Commercial fluorescent fixtures
Sprinkler System	Yes, wet system throughout
Bathrooms	One (1) in each unit
Parking	Twenty-six (26) spaces
Accessibility	ADA compliant

FOR LEASE : \$12.00/SF NNN Estimated NNNs : \$1.74/SF



FLOOR PLAN
NOT TO SCALE





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.