

FOR LEASE

Industrial Building

24,962± SF | \$10.25/SF NNN



340 Presumpscot Street, Portland

Property Highlights

- 3,460± SF freezer space, 1,800 SF office space, and 3,000± SF mezzanine storage
- Five (5) loading docks
- One (1) drive-in OHD
- Racking available



Property Description

We are pleased to offer this 24,962± SF warehouse/distribution building on 1.61± acres of land for lease. The space features a 3,460± SF freezer space, 1,800± SF office space, and 3,000± SF mezzanine storage. The property is conveniently located approximately 1 mile from I-295. Available Q3 2024.

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Property Overview

Owner	Sweetwater Partners, LLC
Building Size	24,962± SF
Lot Size	1.61± acres
Available Space	16,702± SF - Warehouse 1,800± SF - Office 3,460± SF - Freezer 3,000± SF - Mezzanine
Zoning	Light Industrial (IL)
Assessor's Reference	Map 422, Block B, Lot 58
Deed Reference	Book 22323, Page 135
Annual Taxes	\$35,735.36 ('23-'24) - Paid by LL and Included in NNN Estimate below
Year Built	2007
Building Construction	Varco Pruden pre-engineered steel frame building
Roof	Standing seam metal roof. Roof over freezer is rubber membrane
Siding	Metal
Flooring	Concrete Slab
Utilities	Municipal water and sewer with private pump, natural gas
Ceiling Height	20'±
Loading Docks	Five (5) 8' x 9'6" dock door
Drive-in OHDs	One (1) 12' x 14' insulated door
HVAC	Office: HVAC Warehouse: Gas-fired FHA heaters
Electrical	Two (2) 400 amp, 3-phase electrical panels
Lighting	LED and fluorescent fixtures
Sprinkler System	Full combination of wet and dry systems
Bathrooms	Two (2)
Accessibility	Located approximately 1 mile from I-295
Miscellaneous	- Back-up generator for building - Storage mezzanine in warehouse - 960± SF and 2,500± SF freezers in warehouse

FOR LEASE : \$10.25/SF NNN - NNNs : \$2.95/SF

*Tenant direct pay expenses: snow plowing and grounds, utilities, cleaning. Current tenant's costs have averaged \$2.98 PSF



