

# FOR LEASE

## Industrial Building

24,962± SF | \$10.25/SF NNN



## 340 Presumpscot Street, Portland

### Property Highlights

- Freezer Space: 3,460± SF
- Office Space: 1,800± SF
- Mezzanine Storage: 3,000± SF
- Loading Access: 5 loading docks, 1 drive-in OHD
- Racking Available



### Property Description

We are pleased to offer this 24,962± SF warehouse/distribution building situated on 1.61± acres of land for lease. This versatile facility is ideally located just 1 mile from I-295, providing excellent logistical access for distribution. Offering a strong combination of temperature-controlled storage, office space, and functional loading infrastructure, the building is an excellent fit for a wide range of industrial users.

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## Property Overview

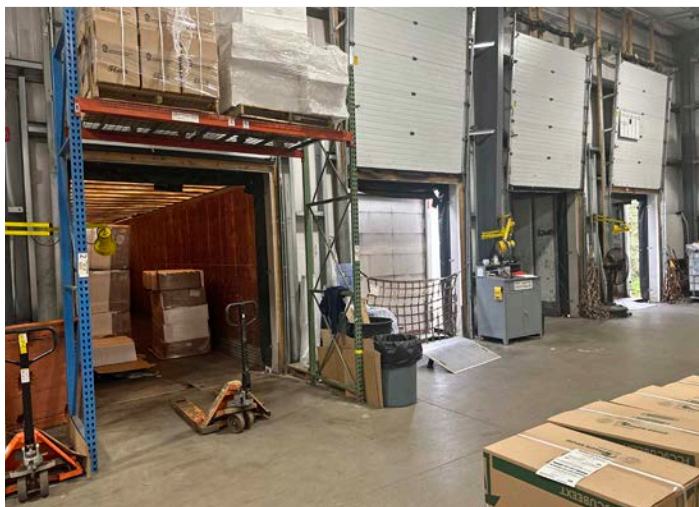
Owner	Sweetwater Partners, LLC
Building Size	24,962± SF
Lot Size	1.61± acres
Available Space	16,702± SF - Warehouse 1,800± SF - Office 3,460± SF - Freezer 3,000± SF - Mezzanine
Zoning	Light Industrial (IL)
Assessor's Reference	Map 422, Block B, Lot 58
Deed Reference	Book 22323, Page 135
Annual Taxes	\$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**

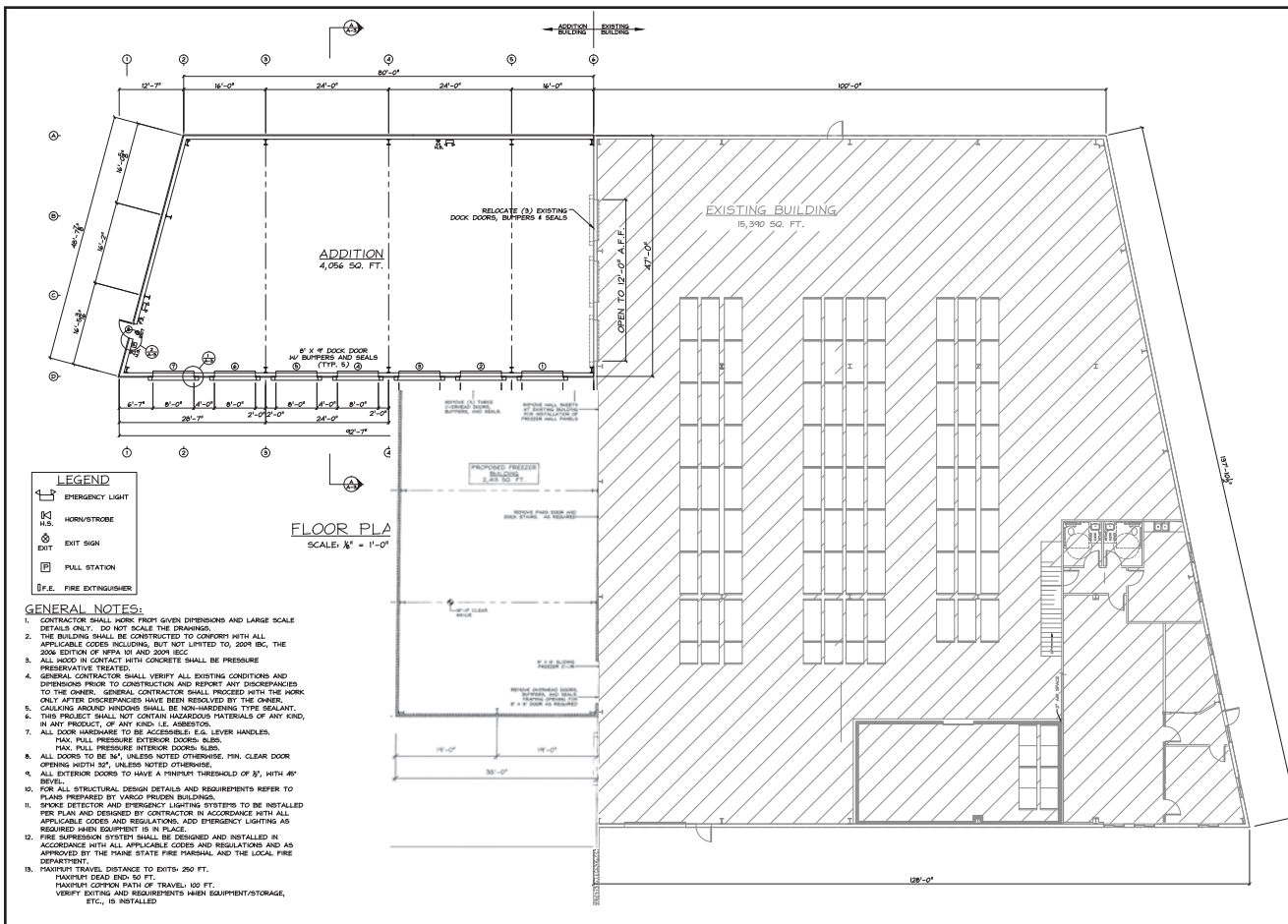
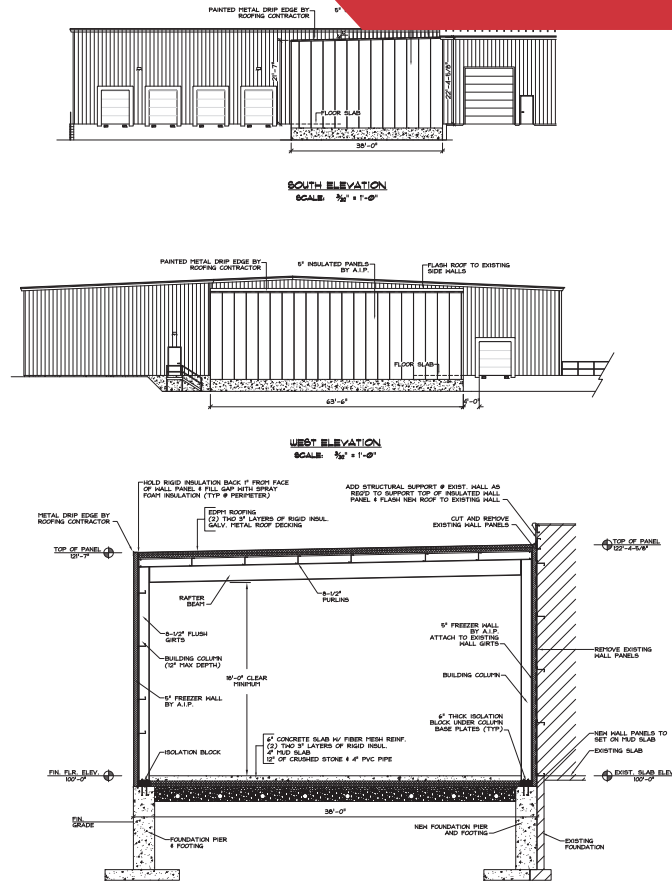
\*Tenant direct pay expenses: snow plowing and grounds, utilities, cleaning. Current tenant's costs have averaged have averaged \$2.98 PSF



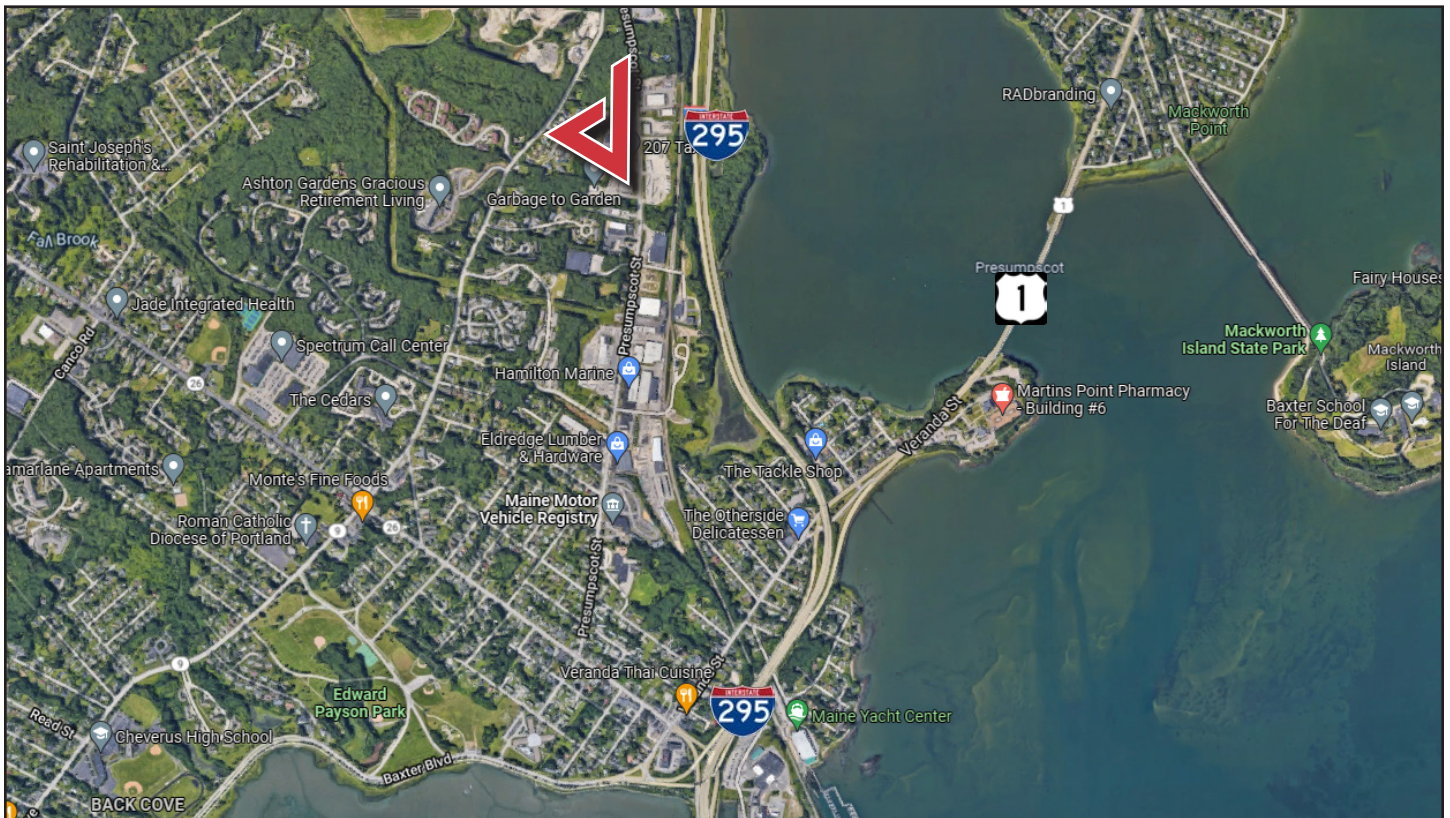
340 Presumpscot Street











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.