

FOR LEASE

Industrial Space

70,338± SF | \$8.00/SF NNN



40 Quarry Road, Portland

Property Highlights

- 18' Ceiling Heights, 5 Loading Docks
- Rail Siding
- On-Site Parking



Property Description

We are pleased to offer for lease a 70,338± SF manufacturing/warehouse facility located at 40 Quarry Road in Portland, Maine. This versatile property features rail siding, on-site parking, and approximately 2,000 SF of office space. Key specifications include 18' ceiling heights, 20' column spacing, and five loading docks with a shared truck enclosure for efficient logistics. Conveniently situated just off Forest Avenue (Route 302), the property offers excellent access to I-295 and the Maine Turnpike (I-95), making it an ideal location for regional distribution or manufacturing operations. Available May 2026.

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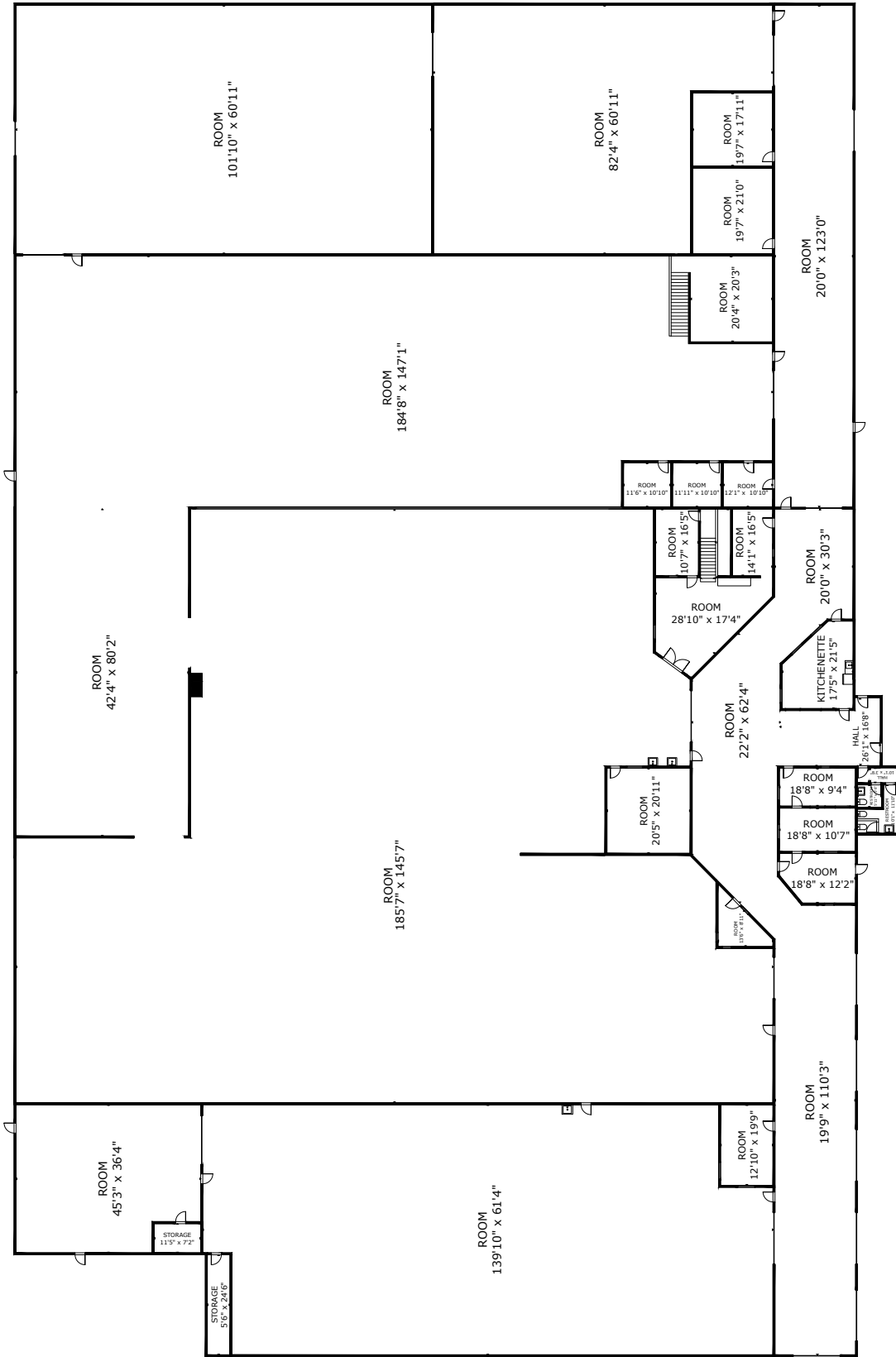
Property Overview

Owner	217 Read & Quarry Streets, LLC
Lot Size	11.54± acres
Building Size	138,410± SF
Available Space	Suite 200 : 70,338± SF
Zoning	IL
Deed Reference	Book 39307, Page 179
Annual Taxes	\$174,397 (24-25)
Year Built	1947
Construction	Block construction, 20' column spacing
Roof & Siding	Rubber membrane roof, brick/block siding
Flooring	Concrete slab
Utilities	Public water and sewer, natural gas
Ceiling Height	18'
Loading Docks	Five (5) docks with common truck enclosure
HVAC	Natural gas-fired FHW
Electrical	800 Map, 600V
Lighting	LED fixtures
Sprinkler System	Yes, combination wet and dry
Bathrooms	2.5
Parking	On-site
Availability	May 2026

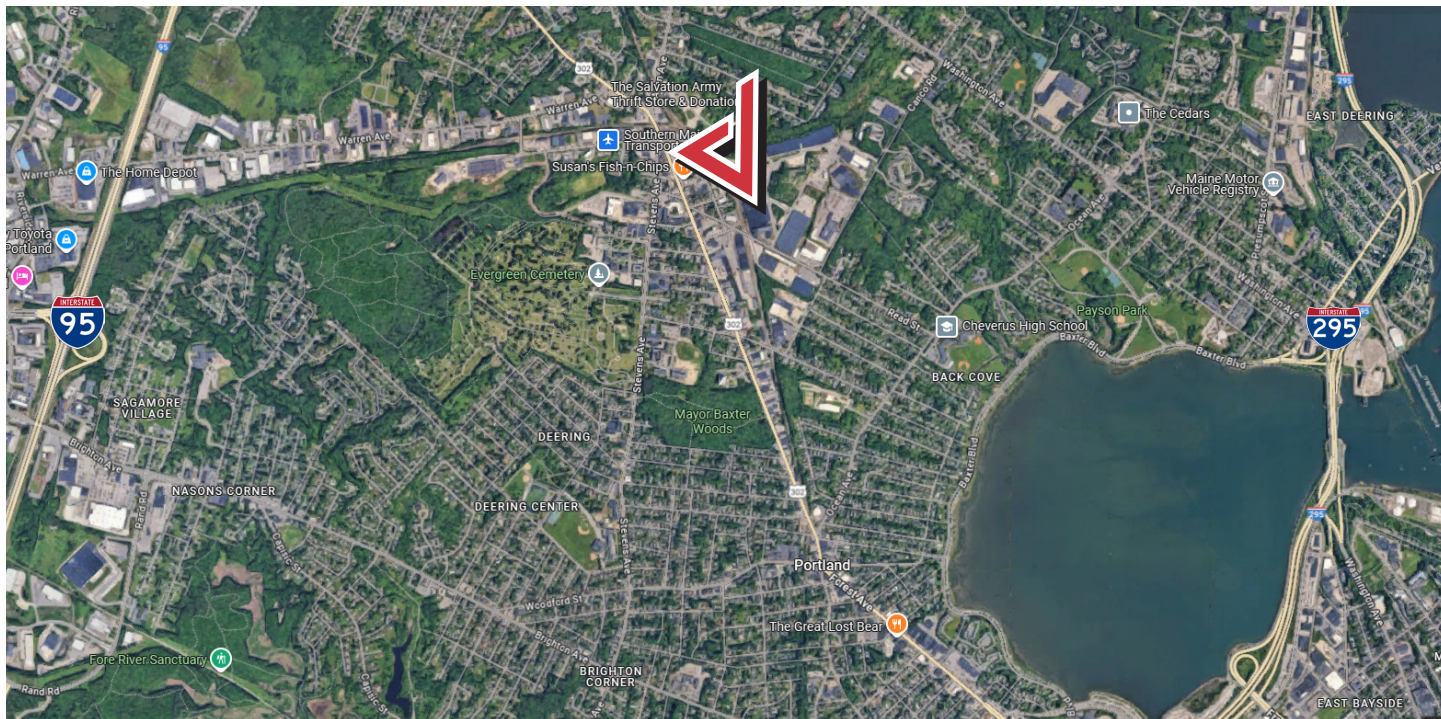
FOR LEASE : \$8.00/SF NNN - Taxes : \$1.26/SF

FLOORPLAN

40 Quarry Road



40 Quarry Road



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.