

For Lease
Industrial Building
8,000 ± SF | \$9.95/SF NNN

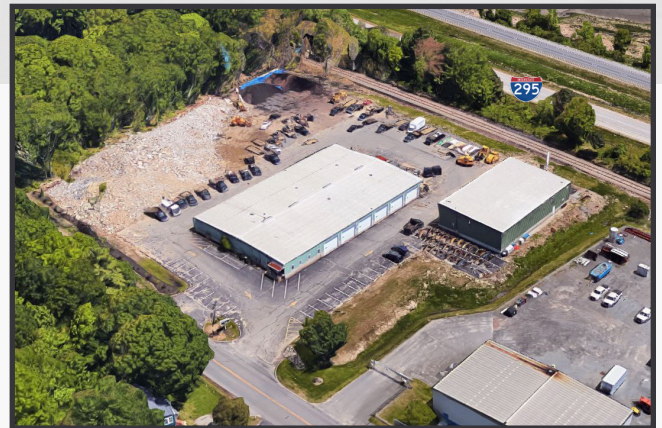


413-419 Presumpscot Street

Portland, Maine 04103

Property Highlights

- 4,000± SF Office area
- Twelve (12) drive-in overhead doors
- Four (4) loading dock doors
- Located 1± mile from I-295 Exit 8



Property Description

We are pleased to offer 8,000± SF of industrial/warehouse space for lease at 415 Presumpscot Street, Portland. The property is comprised of a 16,000± SF building with twelve (12) drive-in overhead doors and ample on-site parking. The rear of the property is visible from I-295.

Broker Contact

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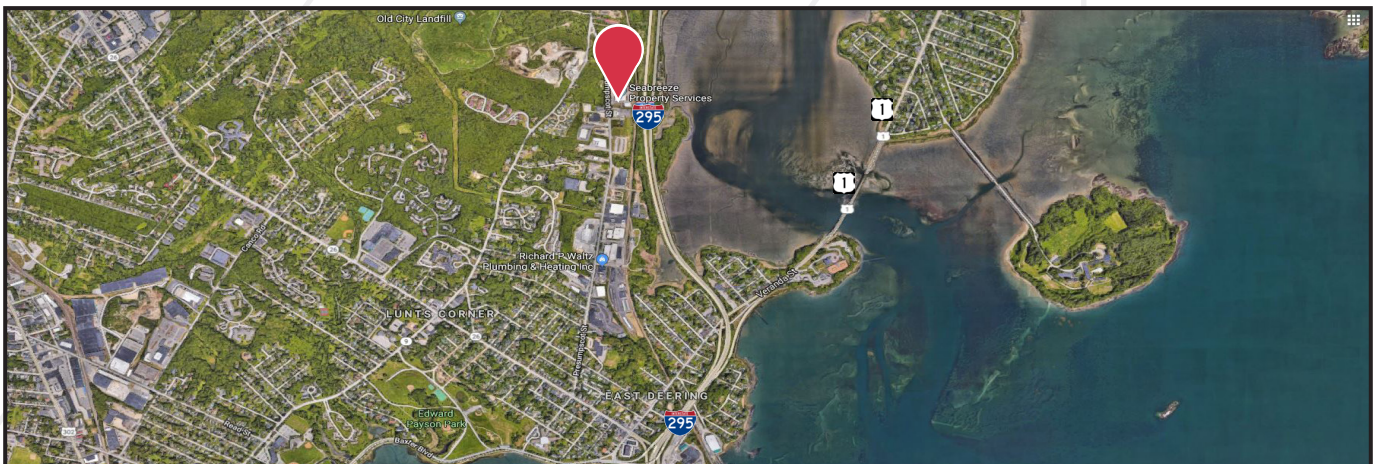
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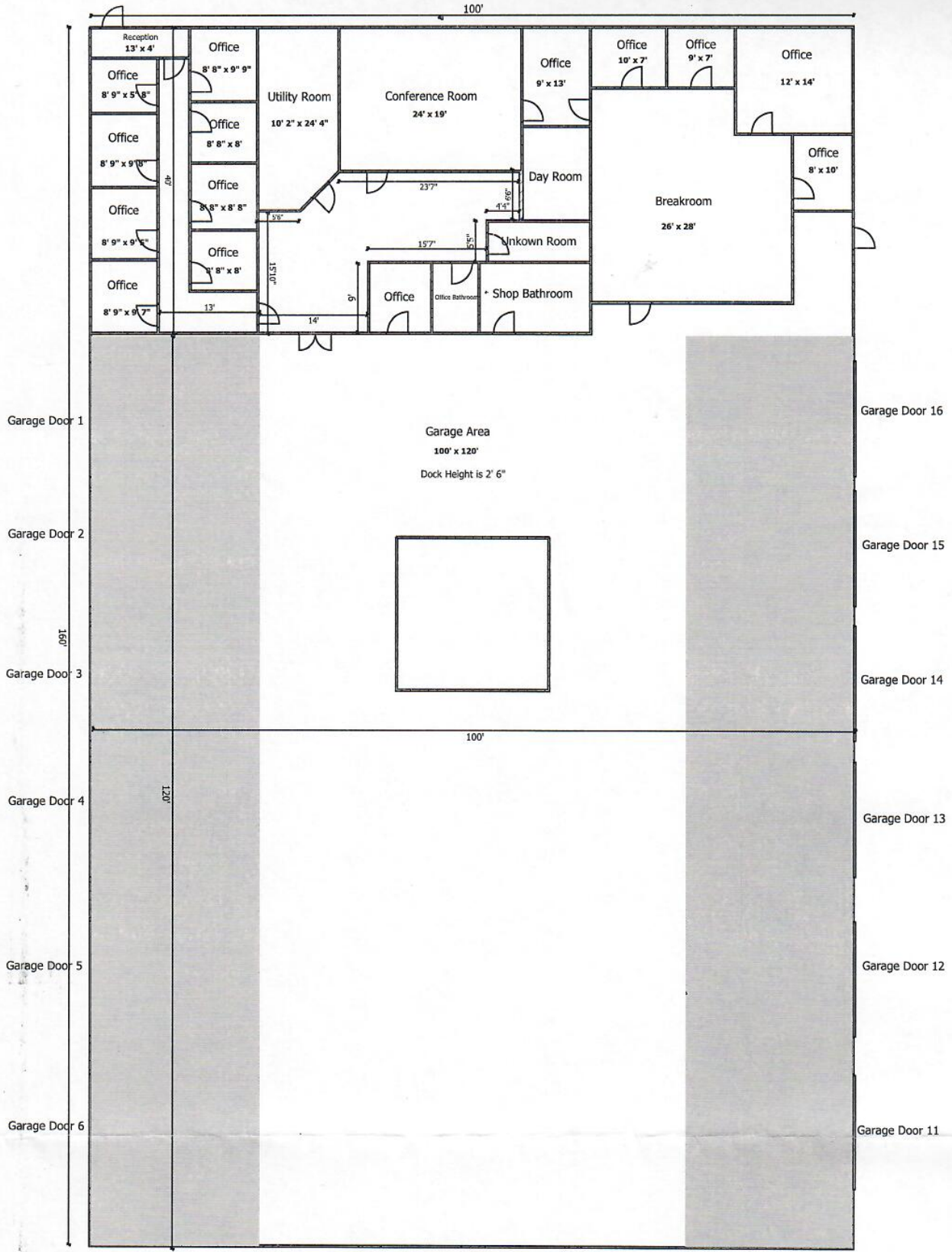
Property Overview

Master Landlord	Srednas, LLC
Building Size	16,000± SF
Available Space	8,000± SF
Lot Size	4.95± acres
Assessor's Reference	Map 419, Block A, Lot 2
Annual Taxes	\$20,850.80 (FY '20/21)
Zoning	Industrial Moderate (IM)
Buildings Construction	Steel frame with steel siding
Building Age	1974
Roof	Sloped standing seam metal roof
Flooring	Concrete slab
Utilities	Municipal water, septic system, LP gas
Electrical	400 Amp, 3-phase
Lighting	Fluorescent fixtures throughout
Ceiling Height	14-16'±
Overhead Doors	Twelve (12) 12'x16' drive-in OHDs
Loading Docks	Four (4) 8'x8' truck dock doors
HVAC	Warehouse: LP gas FHA and infrared heaters; Office: HVAC
Sprinkler System	Wet system
Parking	Ample on-site parking and storage
Miscellaneous	Trench drains

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The space between this building and the fleet maintenance building is 42'

Dock Height is 46-47"
Garage Doors are 7'W x 8'H