

For Lease  
Industrial Building  
16,000± SF



## 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 a 16,000± 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

Greg Hastings, SIOR

Tom Dunham, SIOR

ghastings@dunhamgroup.com

tdunham@dunhamgroup.com

413-419 Presumpscot St.

## Property Overview

Master Landlord	Srednas, LLC
Building Size	16,000± SF
Lot Size	4.95± acres
Assessor's Reference	Map 419, Block A, Lot 2
Annual Taxes	\$20,108.36 (FY '18/19)
Zoning	Industrial Moderate (IM)
Space Breakdown	4,000± SF Office 12,000± SF Warehouse
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

**FOR LEASE : \$9.95/SF NNN**



