

FOR LEASE

Garage Space

4,800± SF | \$14.00/SF NNN



413 Presumpscot Street, Portland, ME

Property Highlights

- 4,800± SF garage with small office
- Three (3) drive-in overhead doors
- 1,000± SF of storage mezzanine space
- Located 1± mile from I-295, Exit 8



Property Description

We are pleased to offer a 4,800± SF garage space for lease at 413 Presumpscot Street, Portland. The space features trench drain, ventilation fan, and a 1,000± SF storage mezzanine. The rear of the building is visible from I-295.

Greg Hastings, SIOR

ghastings@dunhamgroup.com

207.773.7100 | dunhamgroup.com



Property Overview

Owner	Srednas, LLC
Building Size	4,800± SF
Available Space	4,800± SF
Space Breakdown	400± SF Office 4,400± SF Warehouse
Zoning	Industrial Moderate (IM)
Building Construction	Steel frame with metal siding
Building Age	1974
Roof	Single slope metal roof
Flooring	Concrete slab
Utilities	Municipal water, septic system, LP gas
Electrical	3-phase
Lighting	LED fixtures
Eave Height	20-22' ±
Overhead Doors	Three (3) 14' x 14', drive-in OHDs
Heat	LP gas-fired infrared heaters
Miscellaneous	Trench drains, Ventilation fan, and 1,000± SF of storage mezzanine space

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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.