

For Lease
Garage Space
6,000± SF | \$11.00/SF NNN



413 Presumpscot Street

Portland, Maine 04103

Property Highlights

- 6,000± SF garage with small office
- Four (4) 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 6,000± SF garage space for lease at 413 Presumpscot Street, Portland. The space features trench drains, ventilation fan, and a 1,000 ± SF storage mezzanine. The rear of the property is visible from I-295.

Broker Contact

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Property Overview

Master Landlord	Srednas, LLC
Building Size	6,000± SF
Available Space	6,000± SF (60'x100')
Space Breakdown	400± SF Office 5,600± 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	Combination of fluorescent and HPS fixtures
Eave Height	20-22'±
Overhead Doors	Three (3) 14' X 14' drive-in OHDs One (1) 18' X 14' drive-in OHD
Heat	LP gas-fired infrared heaters
Miscellaneous	Trench drains Ventilation fan 1,000± SF of storage mezzanine space

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