FOR LEASE

Storage Space

3,000± SF | $11.00/SF NNN



419 Presumpscot Street, Portland

Property Highlights

- *Up to three (3) drive-in overhead doors*
- *One (1) loading dock door*
- *Located 1± mile from I-295, Exit 8*



Property Description

We are pleased to offer 3,000± SF of storage space for lease at 419 Presumpscot Street, Portland. The property is comprised of a 16,000± SF building with thirteen (13) drive-in overhead doors, outdoor storage, and ample on-site parking. The rear of the property is visible from I-295.

Broker Contact

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The Dunham Group | Commercial Real Estate

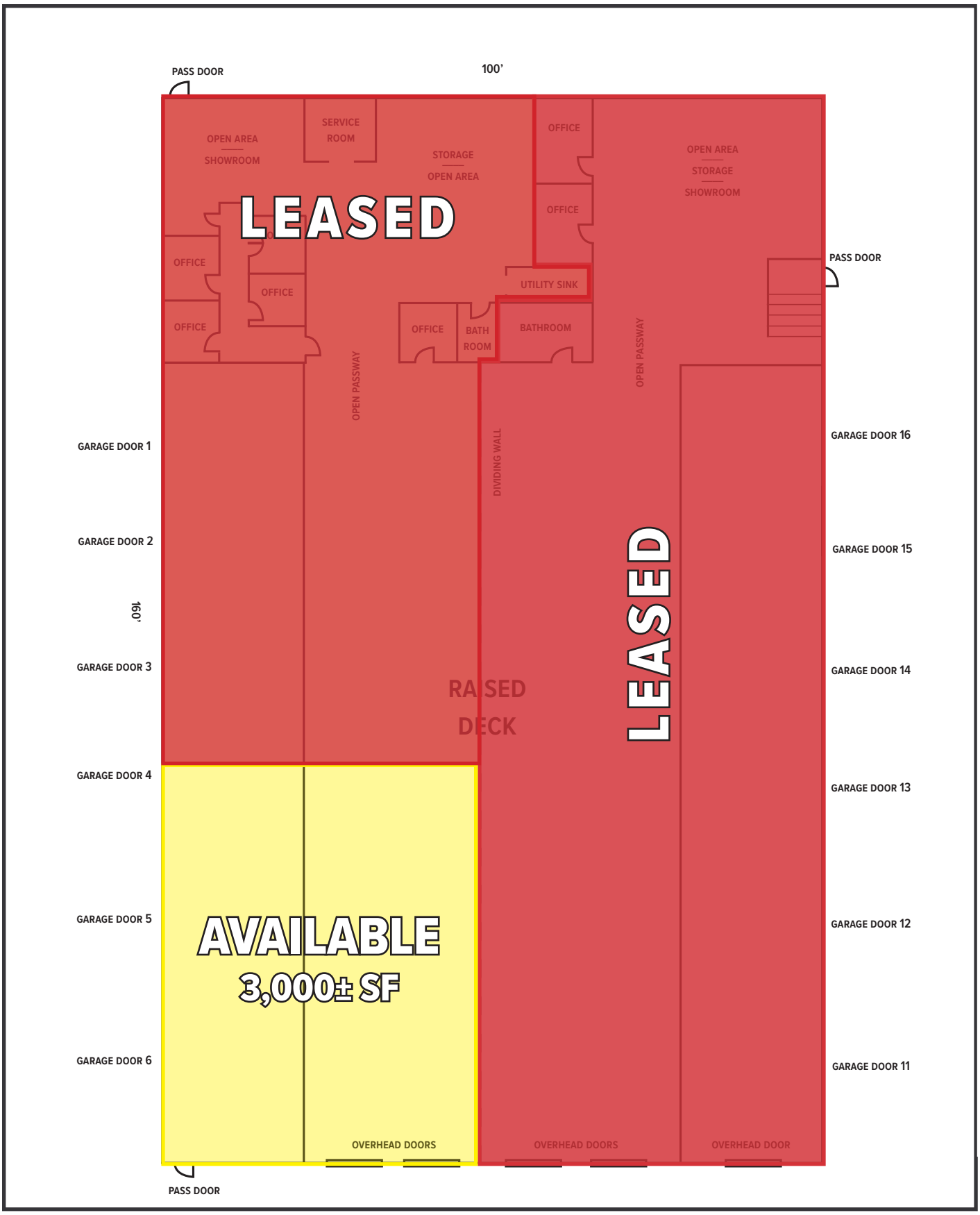
Property Overview

SubLandlord	Srednas, LLC
Building Size	16,000± SF
Available Space	3,000± SF - Storage space only
Lot Size	4.95± acres
Assessor's Reference	Map 419, Block A, Lot 2
Annual Taxes	$37,777.17 (FY 2024-2025)
Zoning	Industrial Moderate (IM)
Building 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	LED fixtures
Ceiling Height	14-16'±
Overhead Doors	Up to three (3) 12' x 16' drive-in OHDs
Loading Docks	One (1) 8' x 8' truck dock doors
HVAC	Warehouse: LP gas FHA and infrared heaters; Office: HVAC
Sprinkler System	Wet system
Parking	Ample on-site parking and outdoor storage
Miscellaneous	Trench drains

FOR LEASE : $11.00/SF NNN



419 Presumpscot Street



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.