

# FOR LEASE

## Warehouse/Distribution

13,250 - 32,000± SF | \$10.00/SF NNN



## 443 Western Avenue, South Portland

### Property Highlights

- *Rear Warehouse at Jetport Plaza*
- *2 Loading Docks & 16' Clear Height*
- *Less than 1 mile from I-95 Exit 46*



### Property Description

We are pleased to offer for lease 13,250 – 32,000 SF of warehouse/distribution space minutes off of I-95, Exit 47. It's all about location at this, the first-ever offering of warehouse space at the Jetport Plaza. This space features two (2) shared loading docks, room to install a ramp to overhead door, an exterior loading platform, temperature control throughout, slab flooring, and 16' clear heights. Conveniently located adjacent to the Portland International Jetport and the Maine Turnpike Exit 46.

Justin Lamontagne, CCIM, SIOR | [justin@dunhamgroup.com](mailto:justin@dunhamgroup.com)

Greg Hastings, SIOR | [greg@dunhamgroup.com](mailto:greg@dunhamgroup.com)

207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)



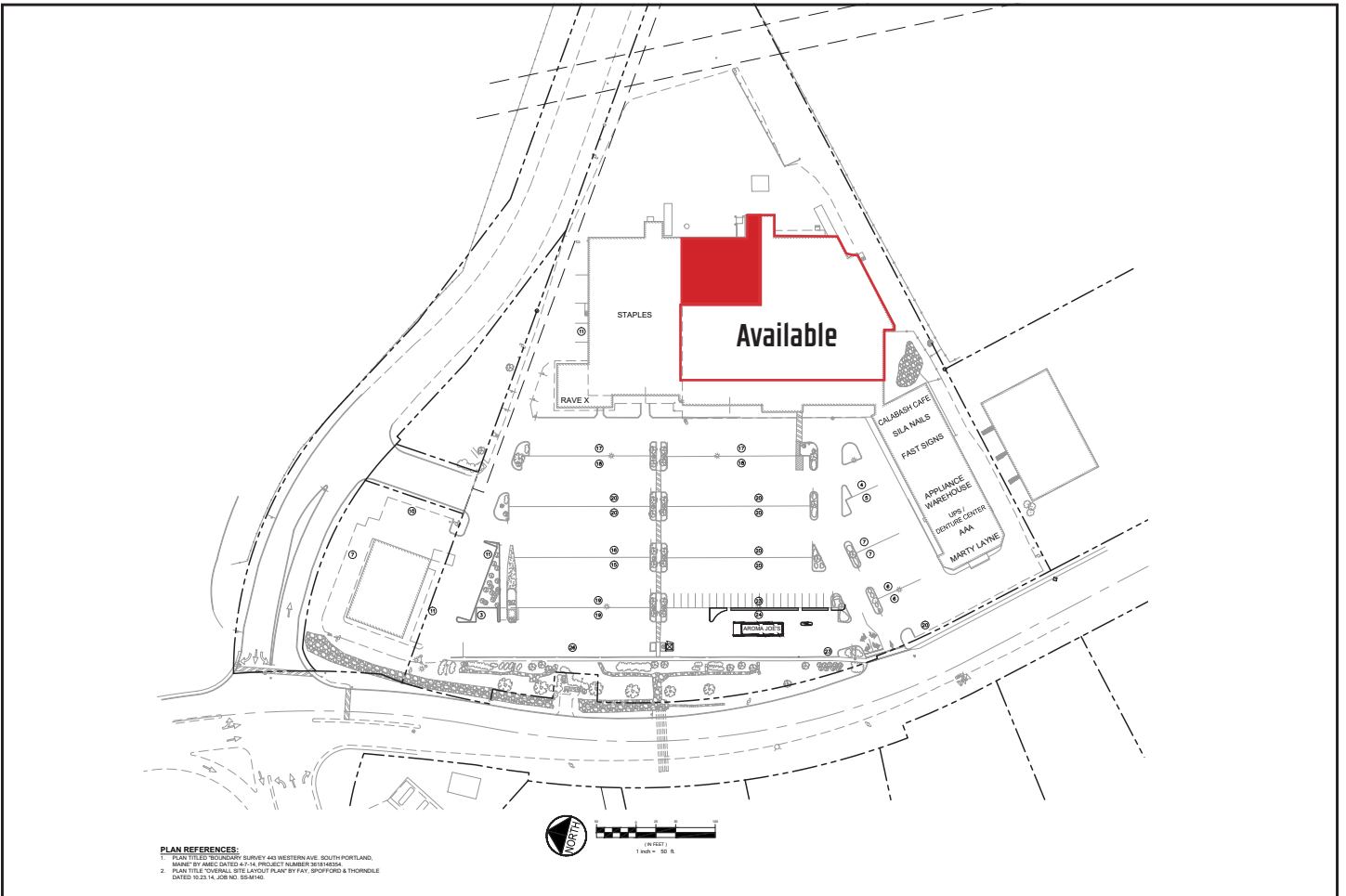


## Property Overview

Landlord/Owner	Jetport Plaza, LLC
Building Size	100,982± SF
Space Available	13,250 - 32,000± SF warehouse
Lot Size	10.07± acres
Assessor's Reference	Map 48, Lot 2E
Zoning	Currently CCR (zoning allows warehouse/distribution)
Year Built	1982, renovated in 2005 and 2024
Building Construction	Concrete block masonry
Roof	EPDM, installed 2005
Flooring	8-10" structural slab concrete
Utilities	Municipal water and sewer, natural gas
Ceiling Height	16'
Loading Docks	Two (2) 8'x8', in-common
Loading Platform	Multi-bay covered platform
Drive-in OHDs	None, but can be installed upon tenant request via ramp access
HVAC	Central HVAC throughout
Electrical	3 Phase, 1200 Amp
Sprinker System	Yes, wet system throughout
Bathrooms	Two (2) ADA
Parking Spaces	Shared, ample on-site

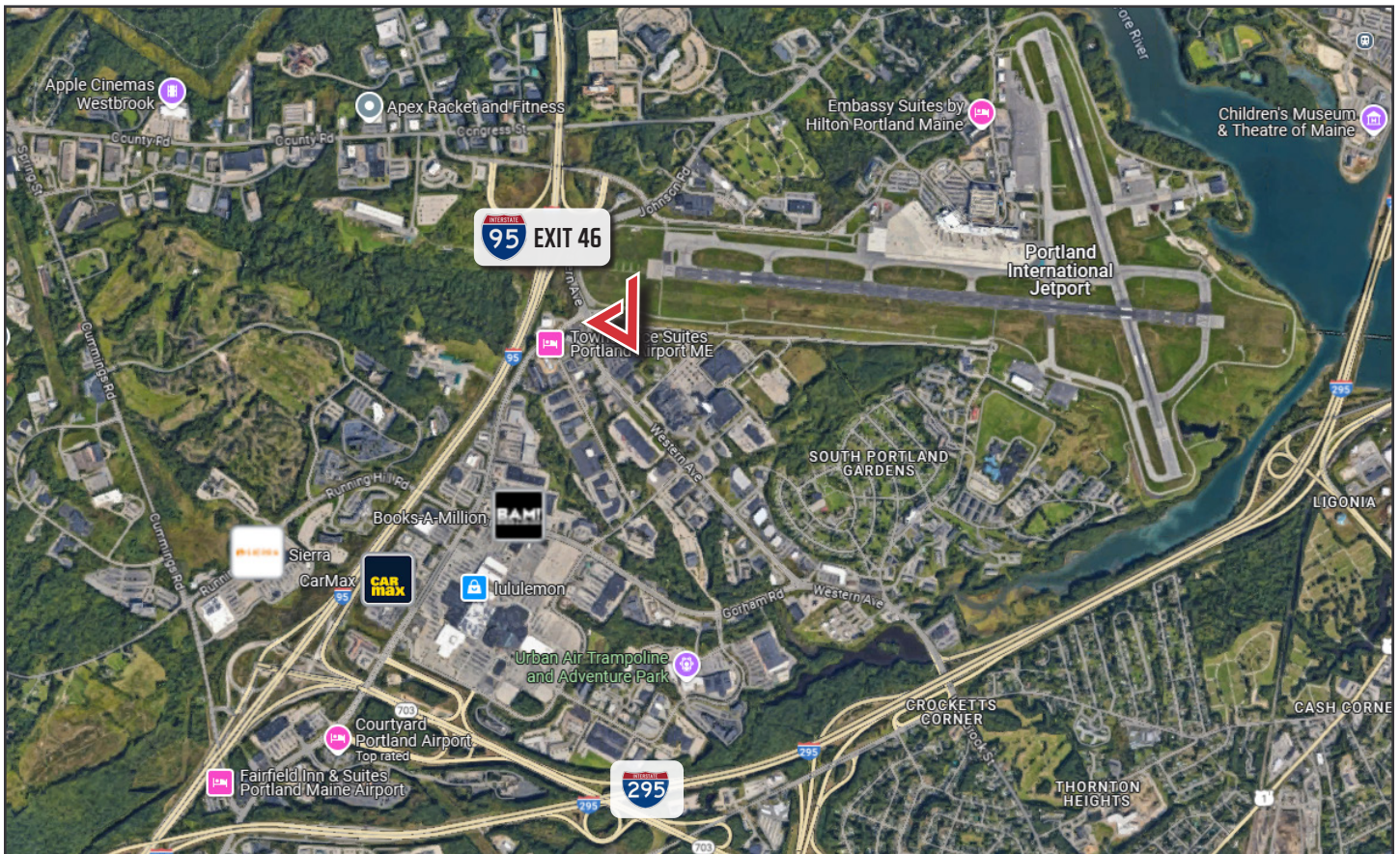
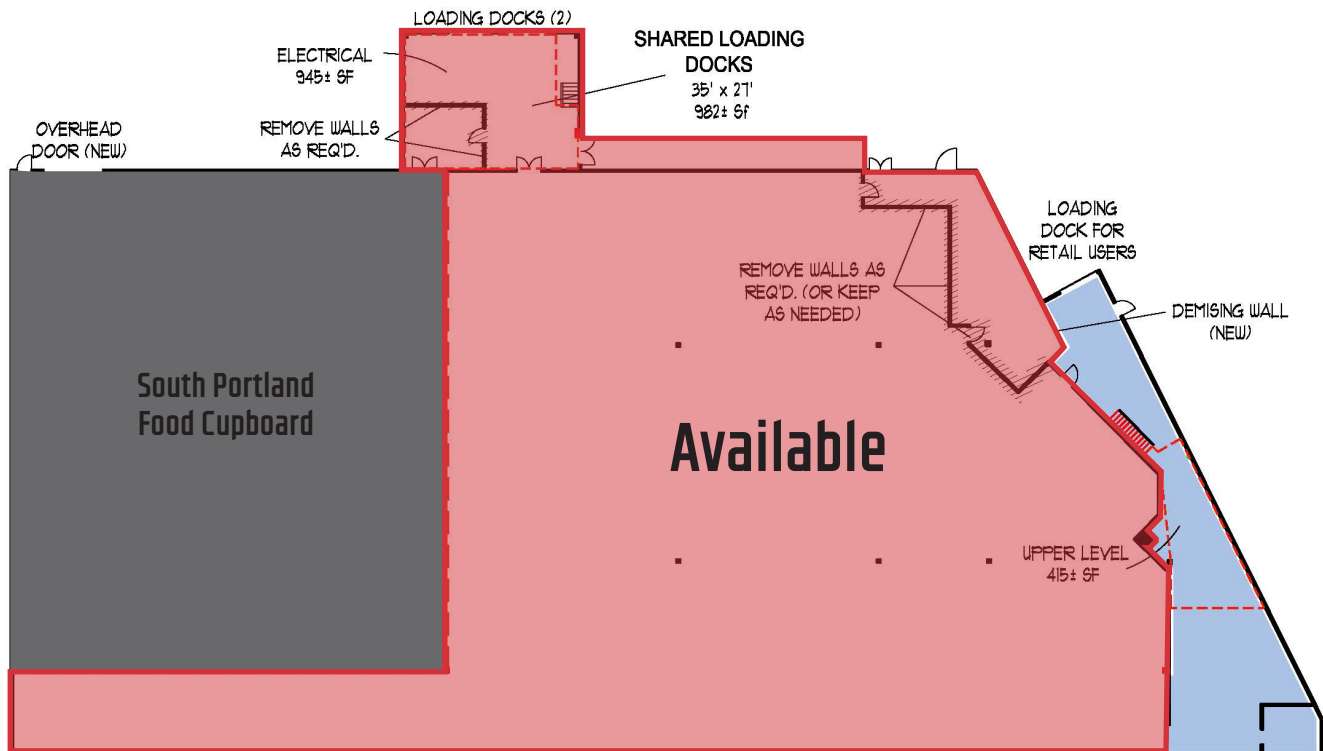
**FOR LEASE : \$10.00/SF NNN**







## FLOOR PLAN



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.