

FOR SALE or LEASE

Light Industrial Property

3 Buildings | 20,194± SF Total

\$11.00/SF NNN | \$3,100,000



73-95 Main Street, South Portland, ME

Property Highlights

- Loading dock & drive-in OHDs
- Outdoor storage
- Located less than 1-mile from I-295
- Air-conditioned buildings



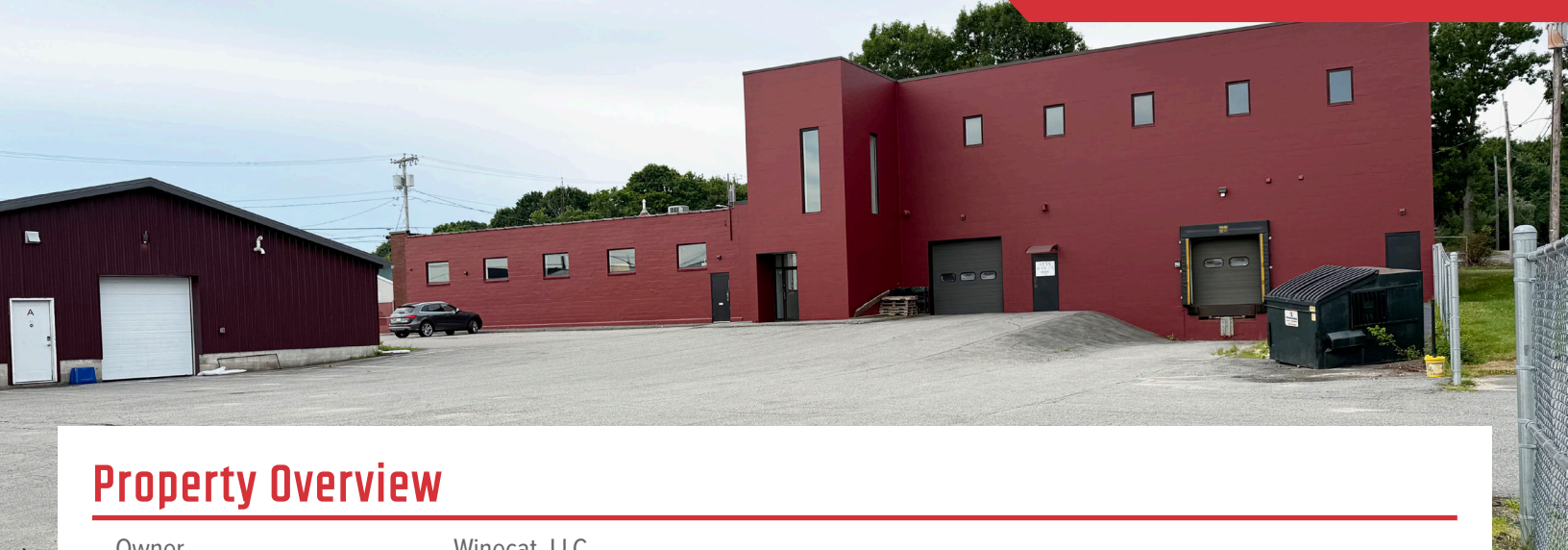
Property Description

This three (3) building property is suitable for an owner-user or an investor. The 11,850± SF and 4,500± SF buildings are currently available for lease or occupancy. Located less than one (1) mile from I-295 and Veteran's Memorial Bridge. Access to I-295 North and South will be possible once the bridge work is complete.

Broker Contact

Greg Hastings, SIOR | greg@dunhamgroup.com
207.773.7100 | dunhamgroup.com





Property Overview

Owner	Winecat, LLC
Total Building SF	20,194± SF
Lot Size	0.96± acres
Assessor's Reference	Map 32, Lot 31-A
Zoning	Commercial (C)
Utilities	Public water, sewer, electricity, natural gas, telephone
Parking	Ample, paved parking behind the buildings

Building 1 - 95 Main Street

Building Size	11,850± SF
Year Built	1940
Building Construction	Concrete
Siding	Concrete block
Roof	Rubber membrane
Ceiling Height	15' - 16'± in warehouse
Electrical	225 amp, 480 Volt, 3-phase
Lighting	LED fixtures
Loading Docks	One (1), 8' x 8'
Drive-in OHDs	Two (2), 10' x 10'
HVAC	Heat and air-conditioning throughout space
Miscellaneous	- Time/temp sign on building - Fenced outdoor storage area

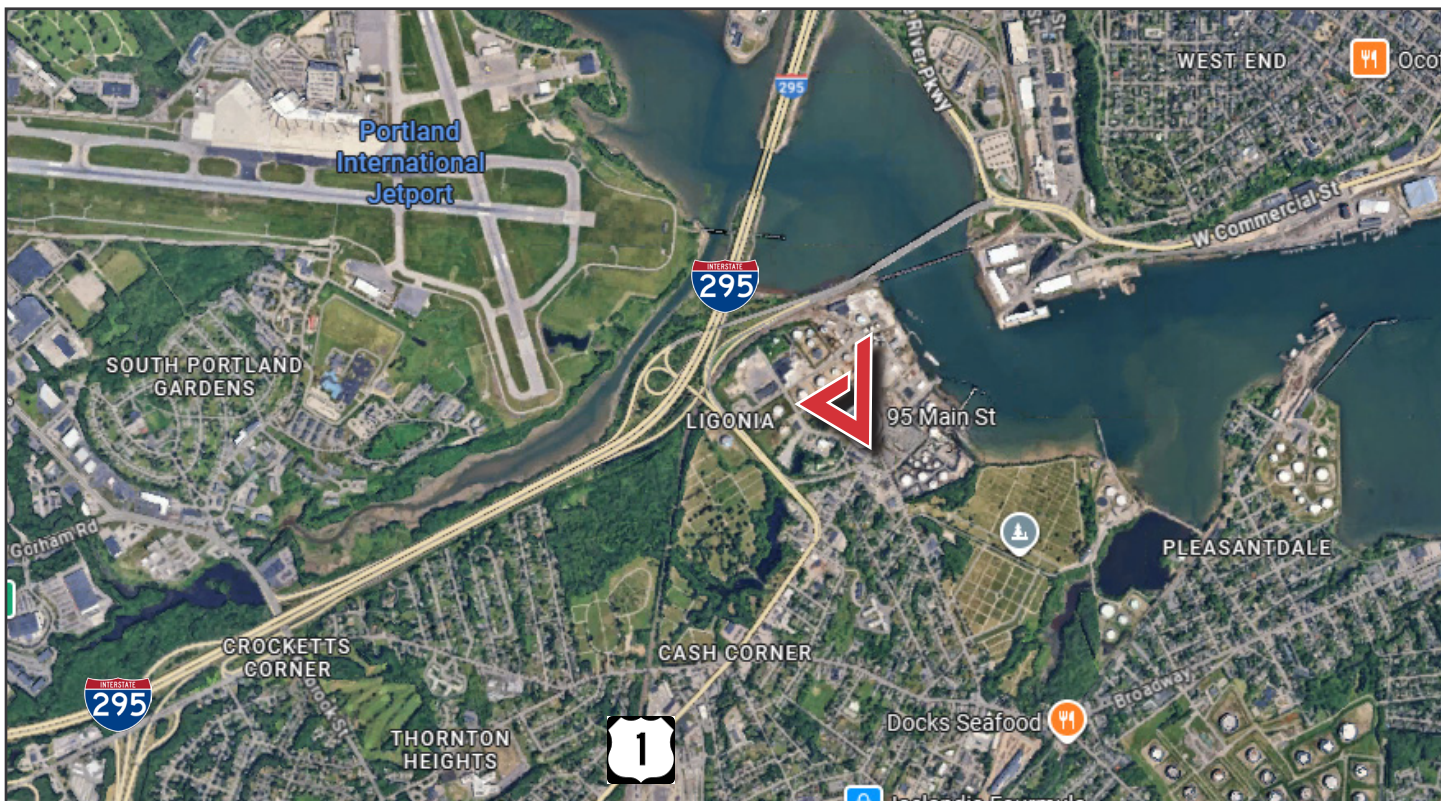


Building 2 - 93 Main Street

Building Size	4,500± SF	
Year Built	1920; Renovated in 2025	
HVAC	Heat and air conditioning throughout	
Siding	Metal	
Roof	Standing seam metal roof	
Ceiling Height	10 - 12'±	
Electrical	Single-phase	
Lighting	LED and fluorescent fixtures	
Loading Docks	None	
Drive-in OHDs	Two (2) 10' x 10'± drive-in OHDs	
Miscellaneous	Solar array on roof for electricity	

Building 3 - 73 Main Street

Building Size	3,844± SF	
Year Built	1944	
Building Construction	Brick and concrete block	
Siding	Brick	
Roof	Rubber membrane	
Ceiling Height	10' - 12'±	
Electrical	Three-phase	
Lighting	LED fixtures	
Loading Docks	None	
Drive-in OHDs	One (1) 10' x 10' drive-in OHD	
Miscellaneous	Leased through 3/31/2028 for \$38,400/year Modified Gross.	



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.