

# FOR LEASE

## Industrial Building

11,850± SF | \$11.50/SF NNN



## 95 Main Street, South Portland, ME

### Property Highlights

- Loading dock & drive-in OHDs
- Outside storage
- Located 1/2 mile from I-295
- Fully air-conditioned building



### Property Description

We are pleased to offer this freestanding, 11,850± SF industrial building for lease at 95 Main Street in South Portland. Located at the intersection of Main Street and Lincoln Street, the property is less than 1/2 mile from I-295. The building features warehouse space with office space on the 2nd floor, one loading dock, two drive-in overhead doors and is fully air-conditioned. Available immediately.

### Broker Contact

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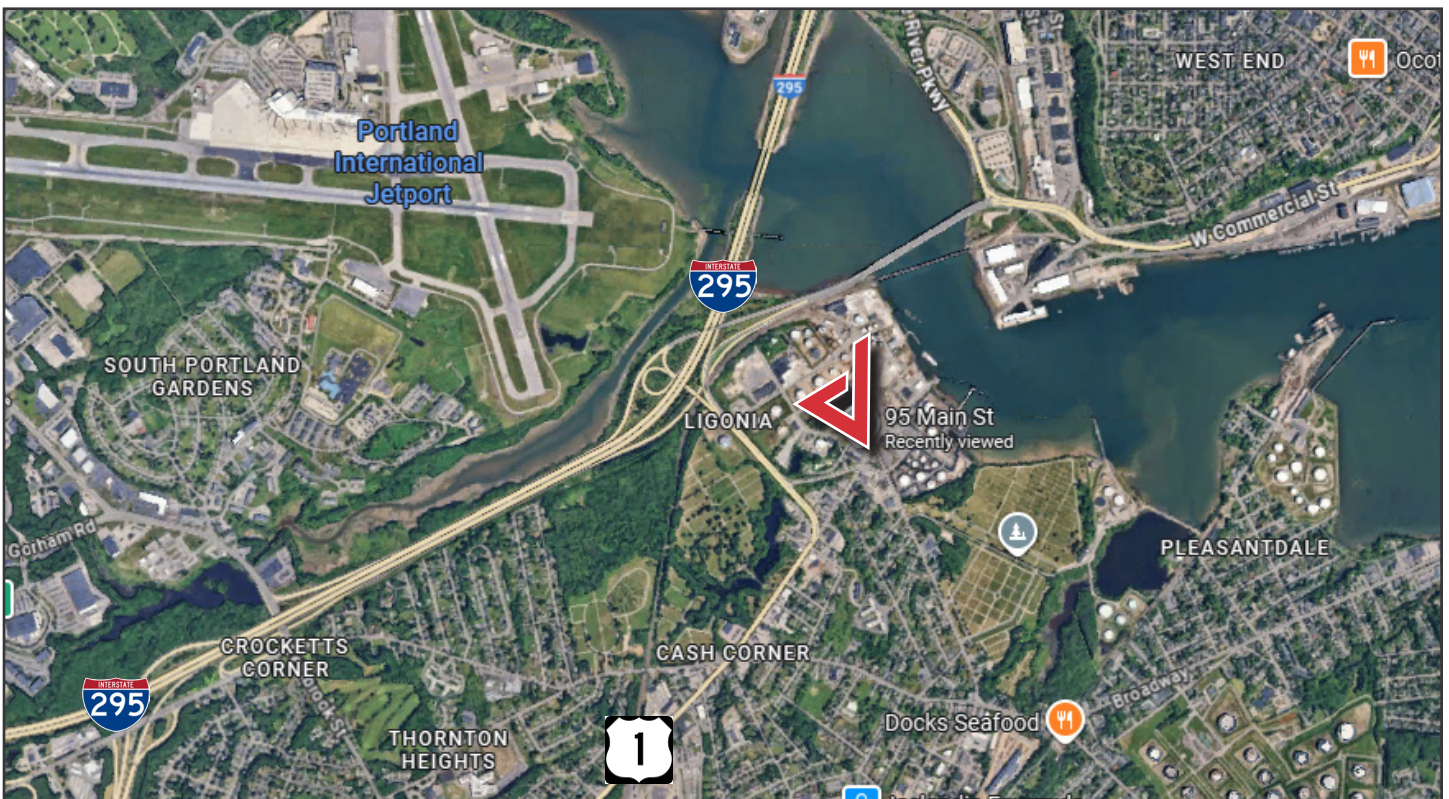
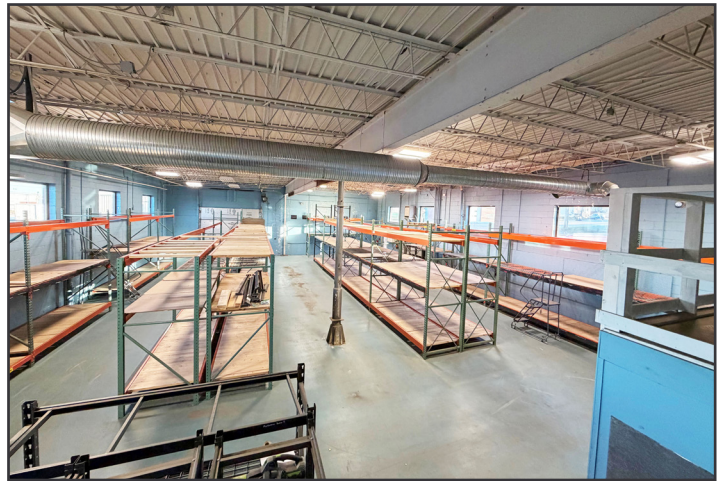
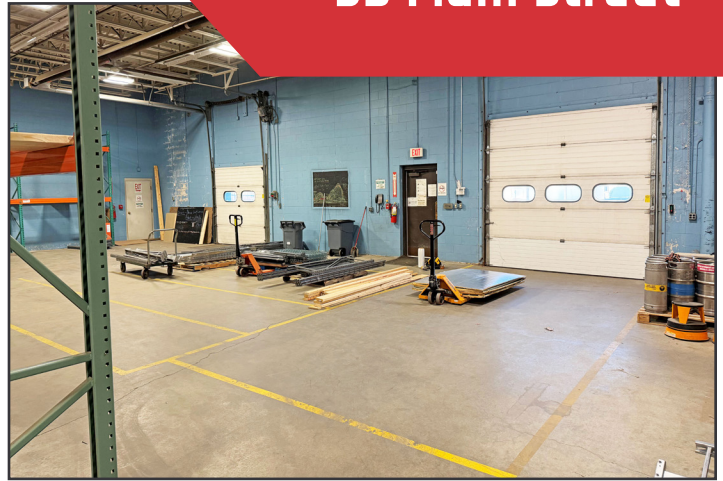
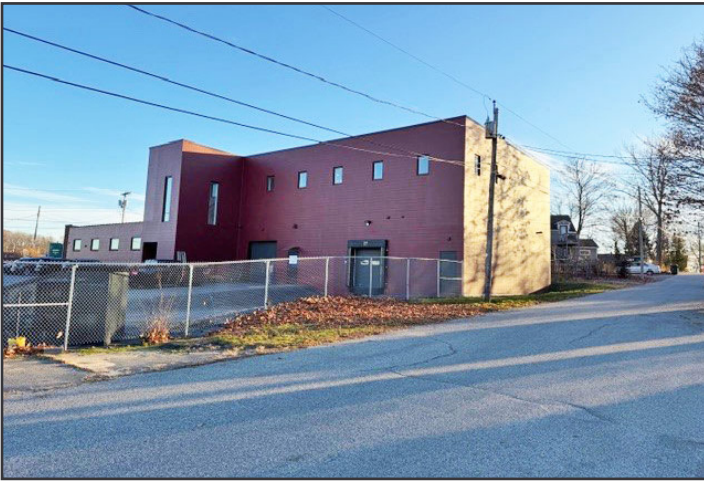
## Property Overview

Owner/Landlord	WINECAT, LLC	
Building Size	11,850± SF	
Space Breakdown	Warehouse	8,050± SF (161'x50)
	2nd Floor Office	3,800± SF (76'x50)
Assessor's Reference	Map 32, Lot 31-A	
Zoning	Commercial (C)	
Year Built	1940	
Building Construction	Concrete	
Roof	Rubber membrane	
Siding	Concrete block	
Flooring	Concrete	
Utilities	Municipal water and sewer, natural gas	
Ceiling Height	15' - 16'±	
Loading Docks	One (1), 8'x8'	
Drive-in OHDs	Two (2), 10'x10'	
HVAC	Heat and air-conditioning throughout space with ceiling fans	
Electrical	225 Amp, 480V, 3 Phase	
Lighting	LED fixtures	
Sprinkler System	None	
Bathrooms	Men's and women's bathrooms	
Accessibility	Less than 1/2 mile from I-295	
Miscellaneous	<ul style="list-style-type: none"><li>• Time/temp sign on building</li><li>• Fenced outside storage area</li></ul>	

**FOR LEASE : \$11.50/SF NNN**



# 95 Main 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.