

FOR LEASE

Industrial Building

11,850± SF | \$14.00/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

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

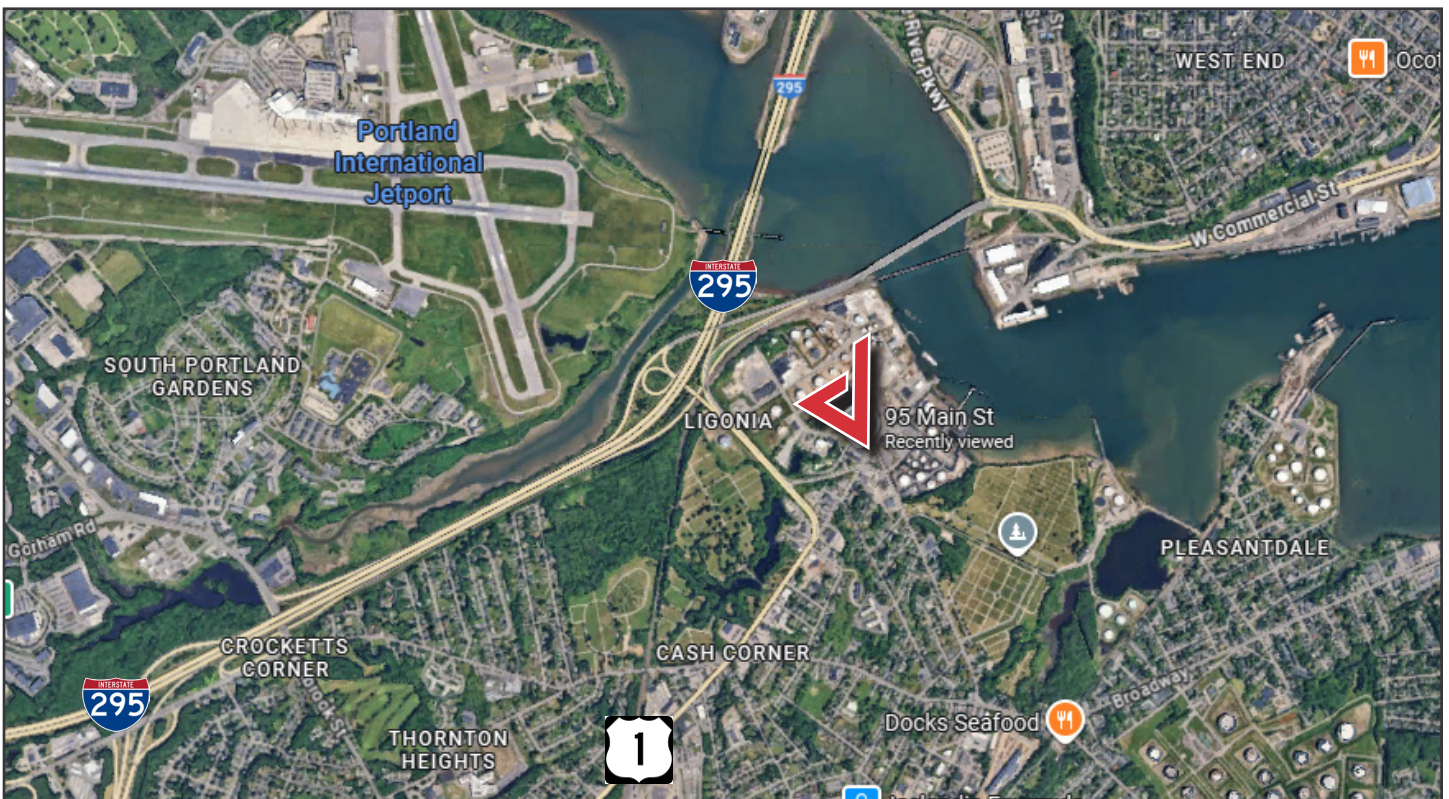
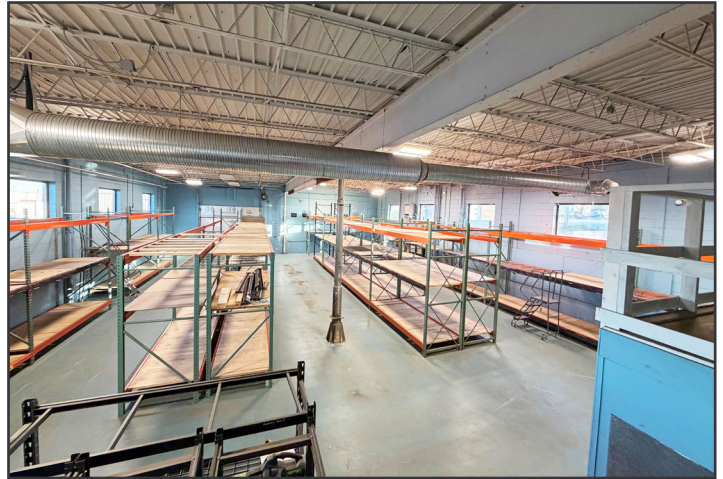
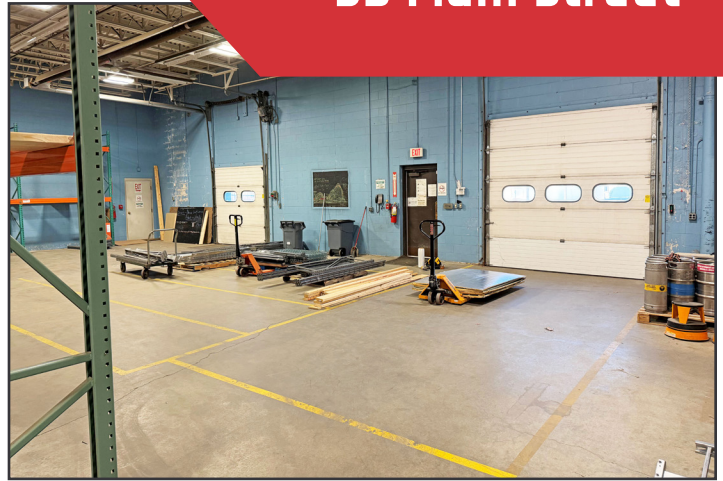
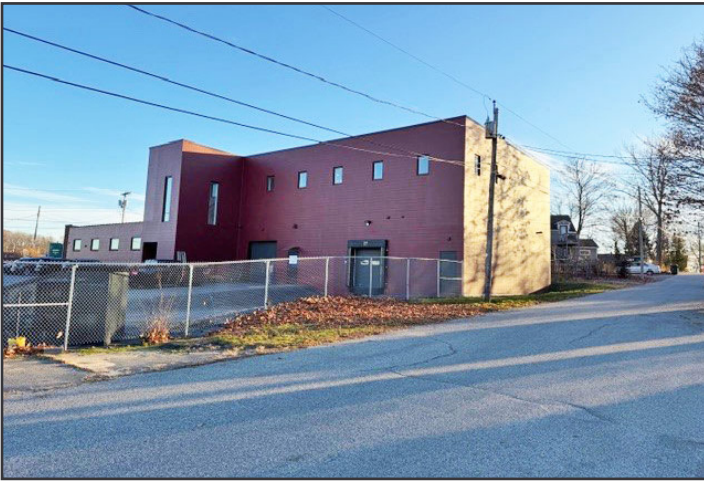


Property Overview

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|-----------------------|--|---------------------|
| 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">• Time/temp sign on building• Fenced outside storage area | |

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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.