

Conveniently Located Office/Shop & Shared Warehouse Spaces For Lease Close to I-295 and Downtown Portland



160 Presumpscot Street, Portland, Maine

Property Highlights

- Office/Shop Space Available and/or Shared Warehouse Space
- Close to All Area Amenities
- Common Reception Area, Bathrooms with Showers, and Kitchenette
- Short Term Leases Available
- Off Street Parking and Outside Storage Available
- Competitive Lease Rate for Co-Op Style Service/Warehouse/Office User
- Convenient Location Near I-295 and Downtown Portland
- Join Drake Equipment, Holtan Testing, KARS Inc., Southern Maine Plumbing & Heating, Pierce Promotions & Others

IDEAL SPACE FOR CONTRACTORS OR OTHER SERVICE RELATED USERS

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Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

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160 Presumpscot Street offers an excellent opportunity to acquire office/shop space and/or heated warehouse space in convenient location just minutes from Washington Avenue Exit of I-295 and in close proximity to downtown Portland. This property offers several options for co-op style office/shop/warehouse space for company in need of shared loading dock area, dry storage space for inventory and deliveries, open shop space, in common reception, bathrooms, kitchenette, and room for outside storage. Many options available including 700+/- sf service space with FHA heat, large 12x12 in common loading dock/warehouse storage space with some secured storage available and in common fork leveler and pallet jacks, two (2) large spaces on the second floor comprised of 2,000 & 2,500+/- sf with vertical conveyor for deliveries, 600+/- sf office space on second floor with carpet and plenty of large windows for natural light & 1,300+/- sf space comprised of two large rooms perfect for lab or service space.

Property Details

Property Address:	160 Presumpscot Street, Portland, Maine
Owner:	Francis Drake
Building Size:	19,268+/- sf
Acreage:	2.064+/- acres
Age of Building:	1907
Construction:	Masonry
No. of Floors:	Two (2) with full basement
Map/Lot:	Map 425, Block K, Lot 10
Ceiling Height:	14' in Warehouse Portion
Overhead Door(s):	One 12 x 12 & Two 8 x 8 Overhead Doors
Parking:	Off Street Parking Available
Signage:	Street pylon & building façade
Flooring:	<ul style="list-style-type: none"> • Concrete in warehouse • Carpet and vinyl in office
Bathroom(s):	Several—one with shower
Heat:	FHA in Office; Suspended Heaters and Propane Fired Space Heaters in Warehouse

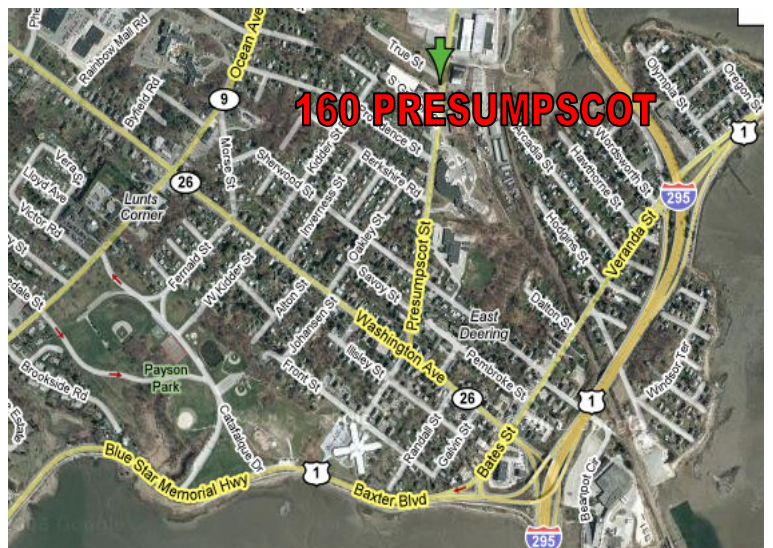
Leasing Details

Available Space:	1st Floor: 700+/- sf Office/Shop 2nd Floor: 600+/- sf Office/Shop 1,300+/- sf Office/Shop 2,500+/- sf Office/Shop 2,000+/- sf Office/Shop Shared warehouse space on first floor with overhead doors, fork levelers & pallet jacks. Full basement available for storage. Some office spaces on second floor need finishing. All others available for immediate occupancy.
Lease Rate:	\$ 10.00/sf Gross for Office Areas Negotiable Lease Rate for Warehouse

Property Photographs



Map & Aerial



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