

FOR LEASE | OFFICE/RETAIL/FLEX SPACE

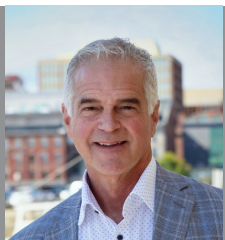
160 Presumpscot Street | Portland, ME



ONE SPACE REMAINING! 2,616±SF OFFICE/FLEX/LIGHT INDUSTRIAL

- Located off I-295 with 186'± of frontage and traffic counts of 17,750± cars/day
- Complete rebuild completed Spring 2024
- ADA accessible building
- Extra wide hallways built to accommodate pallets
- Freight elevator with access to basement storage

LEASE RATE: \$17/SF NNN



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PROPERTY SUMMARY

160 Presumpscot Street | Portland, ME



OWNER:	SJ Bruni LLC
DEED:	Book 35289, Page 283
ASSESSOR:	Map 425, Block K, Lots 1-13
LOT SIZE:	2.06± AC
YEAR BUILT:	1907
REMODEL:	2023
STORIES:	Two (2)
ROOF:	Flat; rubber
EXTERIOR:	Brick/metal siding
ELECTRICITY:	3 phase to building; 240/120
HVAC:	Electric; heat pumps
ELEVATOR:	One (1) freight
SPRINKLER:	Wet
LOADING:	One (1) overhead doors
PARKING:	Ample on-site parking
ZONING:	IL - Low Impact Industrial
PROPERTY TAXES:	\$28,098
ESTIMATED CAMs:	\$4.65/SF

UNIT 1A:	2,616± SF	\$17.00/SF NNN
UNIT 1B:	453±SF	Leased
UNIT 1C:	1,919± SF	Leased
UNIT 1D:	3,104± SF	Leased
UNIT 2A:	1,756±SF	Leased
UNIT 2B:	890±SF	Leased
UNIT 2C:	985±SF	Leased
UNIT 2D:	1,532±SF	Leased
BASEMENT STORAGE:	6,000± SF	See Broker for pricing

- Andersen Double Glaze Windows 100 Series
- Concrete Floors
- Acoustical White Ceiling Tiles 2x2
- Clear Birch Doors with Black Metal Frames
- Charcoal Colored Bathroom Floor Tiles
- Painted Walls
- Tiles First Floor Entry
- Rubber Flooring on Stairs & and Elevator Cab
- Wood Laminate Elevator Panels with Stainless Doors

PHOTOS

160 Presumpscot Street | Portland, ME

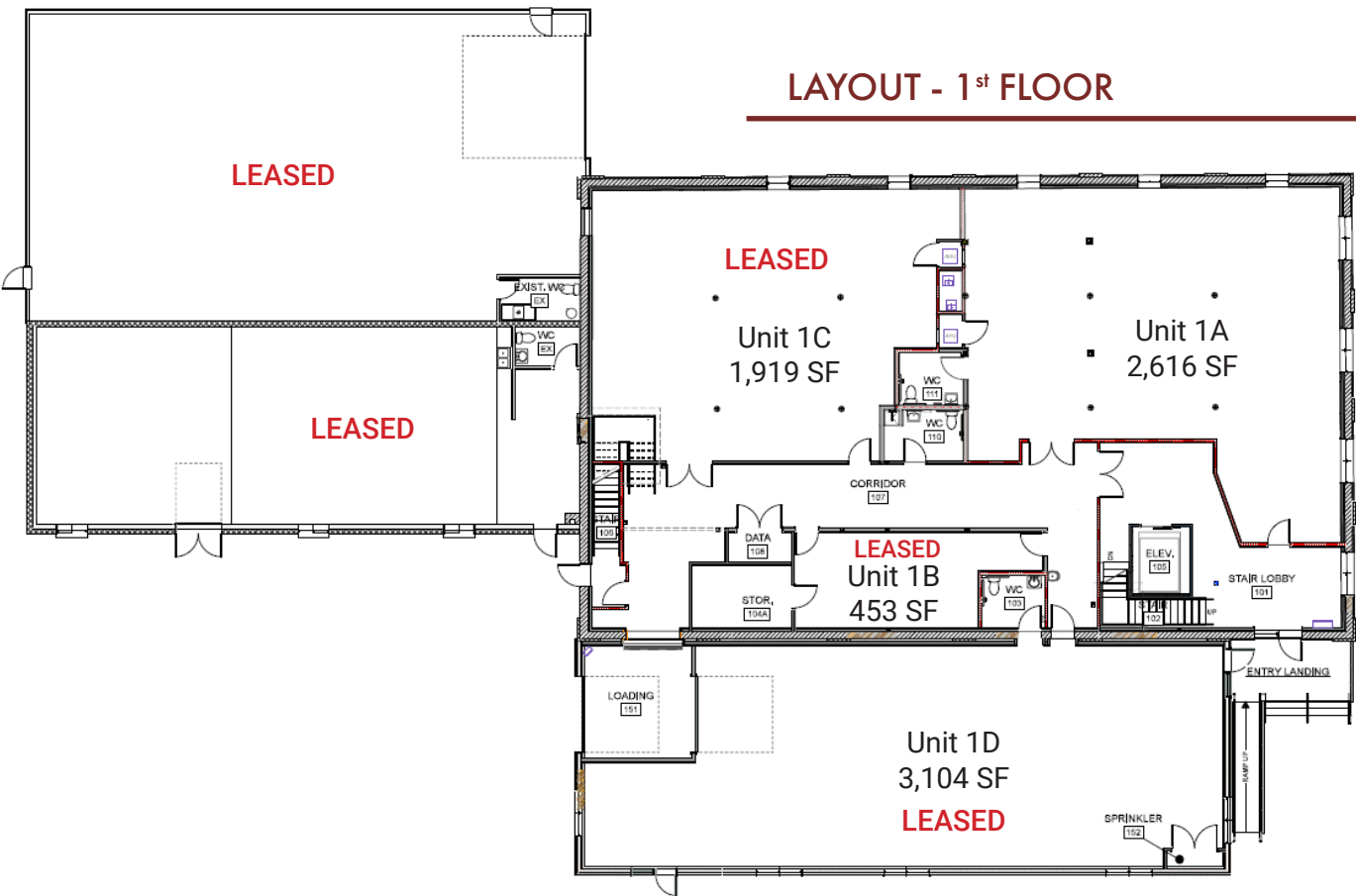


FLOOR LAYOUTS

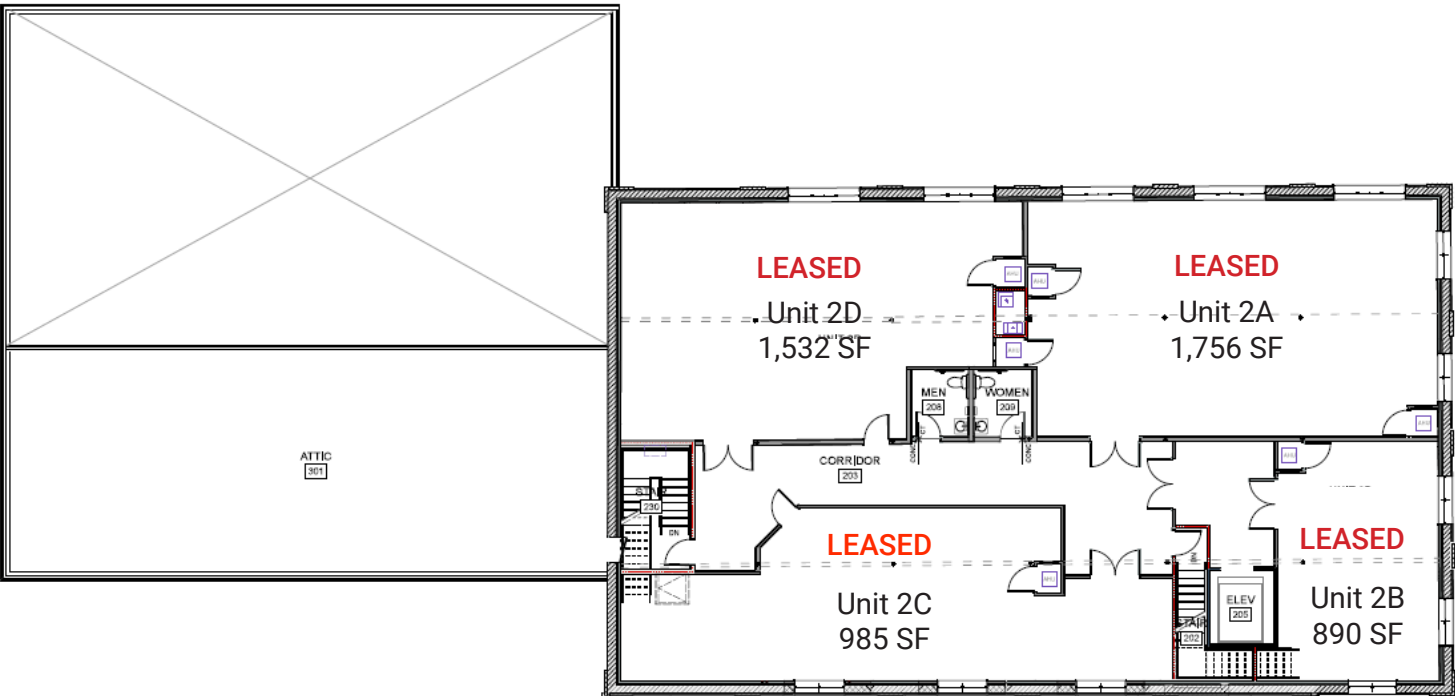
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LAYOUT - 1st FLOOR

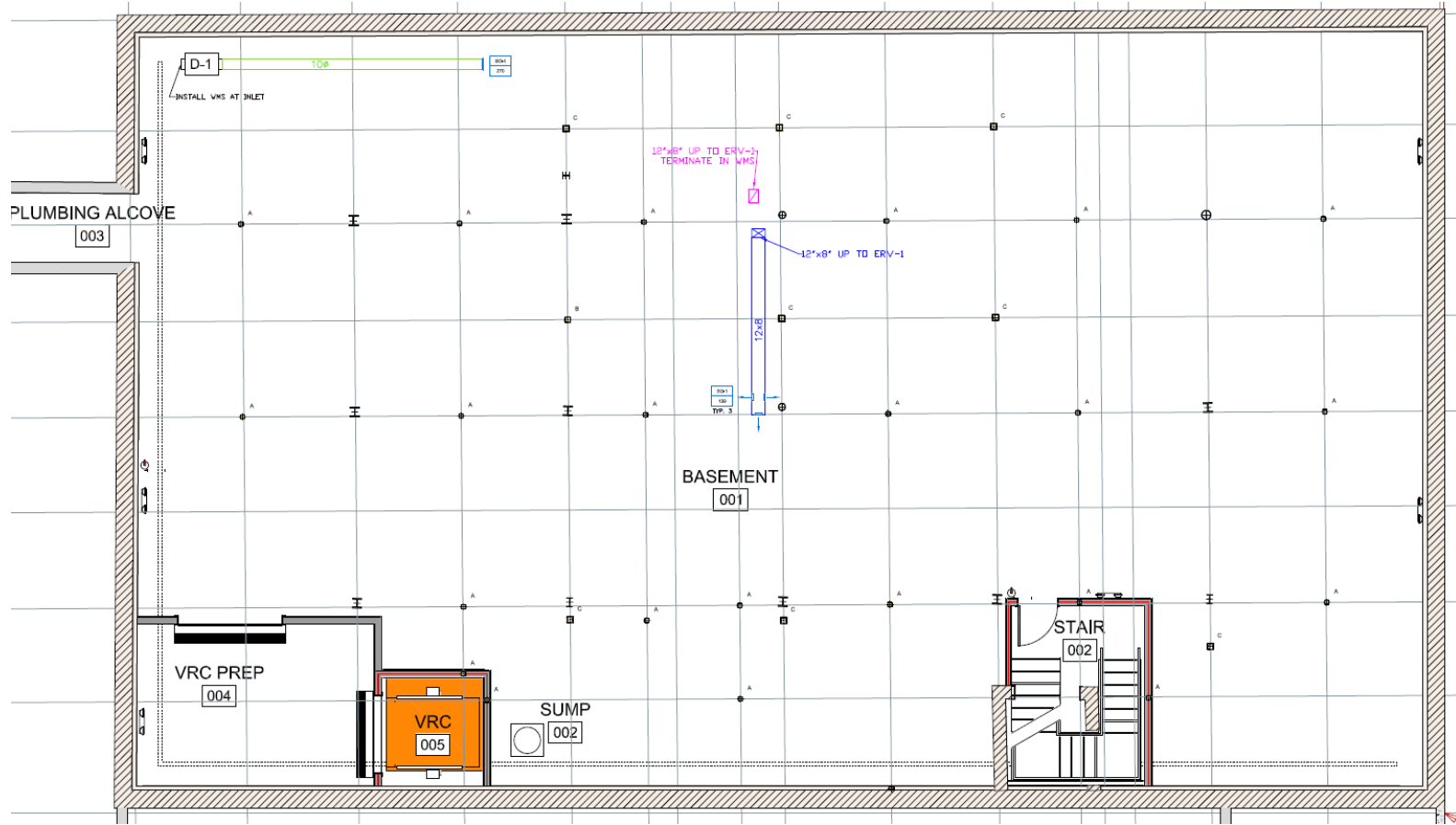


LAYOUT - 2nd FLOOR



BASEMENT LAYOUT

160 Presumpscot Street | Portland, ME



SITE PLAN

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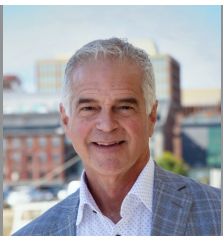


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