

FOR SALE

Mixed-Use Building

17,106± SF | \$2,600,000



184 - 200 Anderson Street Portland, ME

- **Multi-Tenant Industrial Building**
- **Large Lot Size & Multiple Curb Cuts**
- **8.70%± CAP on Stablized NOI (see broker)**
- **Prime East Bayside Location**
- **Income-Producing Asset**
- **Potential for Owner/Occupant**

BROKER CONTACT

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Property Description

This versatile 17,106± SF single-story industrial/warehouse building offers flexible, multi-tenant bays ideal for food production, light manufacturing, creative uses, and more. Situated on a generous 1.35± acre lot—one of the largest in East Bayside—the property includes roughly 15,000 SF of paved yard space for parking, staging, and storage, secured by perimeter fencing. Multiple curb cuts and excellent truck access further enhance functionality. Light-Impact Industrial zoning (I-Lb) allows for a dynamic mix of light manufacturing, production, office, and service/retail. With strong redevelopment momentum and rising property values in the area, this site offers exceptional long-term investment potential.



 Building Highlights

- 17,106± SF single-story, multi-tenant industrial/warehouse building with flexible bays for food production, light manufacturing, and creative uses.
- Approx. 14' wall height with multiple loading docks, canopies, and a 10' x 12' overhead door for efficient shipping and receiving.
- Durable brick-veneer construction (c. 1949) with extensive interior build-outs for breweries, tasting rooms, kitchens, and studios.
- Public utilities (water, sewer, electric) with separately serviceable bays to accommodate a variety of tenant needs.

 Site Highlights

- Large ±1.35-acre lot—over twice the size of many nearby East Bayside parcels—providing scale and future flexibility.
- Approx. 15,000 SF of paved asphalt yard for on-site parking, outdoor staging, and storage, enclosed by chain-link fencing.
- Multiple curb cuts and excellent truck access for distribution, production, and service users.
- Light-Impact Industrial (I-Lb) zoning supports light manufacturing, production, office, and service/retail.

 Location Highlights

- Prime East Bayside setting in Portland's "fermentation district," surrounded by breweries, distilleries, kombucha/mead producers, roasters, and makers.
- Walkable to downtown Portland (approx. 10 minutes) and adjacent to Bayside and Munjoy Hill neighborhoods.
- Excellent regional access via I-295 (Exit 7), Franklin Street Arterial, and nearby Washington Avenue transit routes.
- Rapidly evolving mixed-use district with strong redevelopment momentum and rising property values, supporting long-term investment potential.

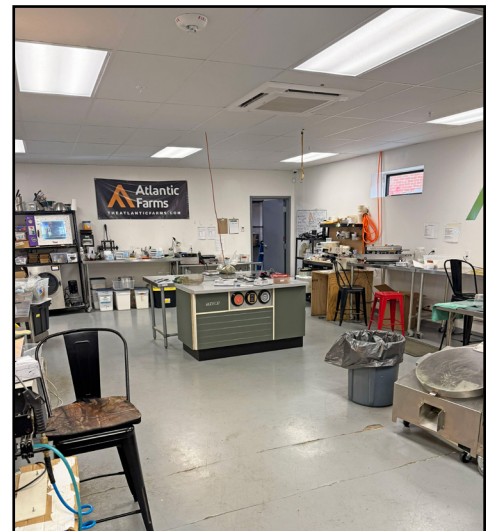
Property Overview

Owner	184 Anderson Street, LLC		
Building Size	17,106± SF		
Lot Size	1.1374± acres		
Assessor's Reference	CBL : 10-E-1		
Deed Reference	Book 34128, Page 061		
Zoning	Light Impact Industrial (IL-B)		
Annual Taxes	\$25,084 (2025-2026)		
Assessed Value	Land \$337,800	Building \$1,756,000	Total \$2,093,800
Year Built	1949, Renovated several times		
Construction	Masonry and brick veneer		
Roof	Rubber EPDM		
Siding	Brick		
Utilities	Public water, sewer, electricity, natural gas. Units all separately metered.		
Water	3 Water Mains - 1 dedicated to sprinkler, 2 domestic use for building		
Electrical	400 Amp Mains (multiple), 3-phase, 4-wire, 225-amp, multiple subpanels		
HVAC	Gas-fired FHA, heat pumps in each unit		
Ceiling Height	10' - 15'		
Loading Docks	Covered loading dock with mutple OHDs		
Drive-in OHDs	Drive-in 10'x12' OHD off front entrance		
Sprinkler System	Full wet sprinkler system, updated 4 years ago		
Restrooms	In each unit, some multiple		

FOR SALE : \$2,600,000

See broker for income/expenses and rent roll.

184-200 Anderson Street





OWNERS UNIT
AVAILABLE FALL 2026



POTENTIALLY
AVAILABLE 3/1/26

TENANT OVERVIEW



Blue Lobster Wine / Blue Lobster Urban Winery: A popular neighborhood wine bar and tasting room, crafting canned wines and cider in a relaxed, “come-as-you-are” East Bayside setting that draws both local regulars and destination traffic. Find more at www.bluelobsterwines.com.



MAINE FLAG COMPANY

Maine Flag Company: A specialty maker of the original 1901 Maine flag and custom nautical flags, all cut and stitched in Portland. Their artisan production and strong local following add a distinctive “heritage maker” component to the tenant mix. Find more at www.maineflagcompany.com.



OCB Design: A custom furniture and lighting studio producing contemporary, handcrafted “functional art” for homes and commercial spaces. The showroom and workshop reinforce 200 Anderson’s identity as a hub for design, craft, and creative businesses. Find more at www.ocbdesign.com.

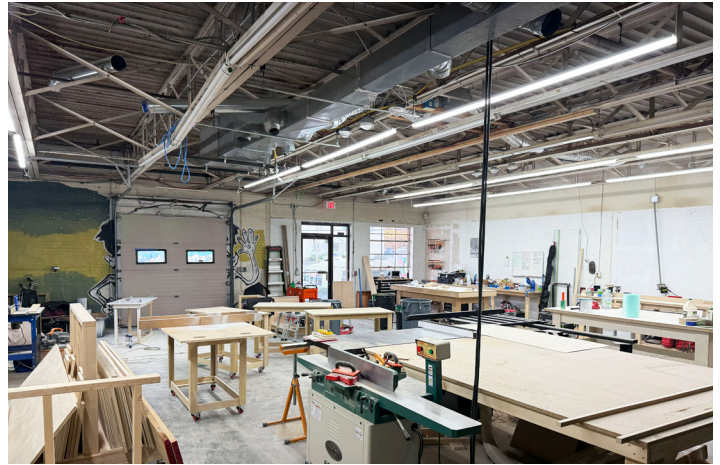


HiFidelity Brewing: A low-ABV nanobrewery and taproom focused on small-batch American and English-style beers, complemented by a regular calendar of music and community events. The space brings steady foot traffic and vibrant nighttime activity to the property. Find more at www.hifidelitybeer.com.



Atlantic Farms Cannabis: A Maine-grown, now employee-owned cannabis brand recognized for convenient, affordable access to high-quality medical and adult-use cannabis. Their wellness-focused, customer-oriented approach and strong regional brand presence are a draw for both locals and visitors. Find more at www.theatlanticfarms.com.

Digby Cove Woodworking is a small but highly creative, locally owned shop specializing in high-end, handcrafted furniture and custom wood-built equipment. Their work blends refined craftsmanship with innovative design, producing one-of-a-kind pieces tailored to each client’s needs. Known for exceptional attention to detail and quality materials, Digby Cove brings a modern, artisanal touch to Maine-made woodworking.



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.