

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: \$17.00/SF NNN



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MALONE COMMERCIAL BROKERS

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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: \$35,536.11

ESTIMATED CAMs: \$2.97/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

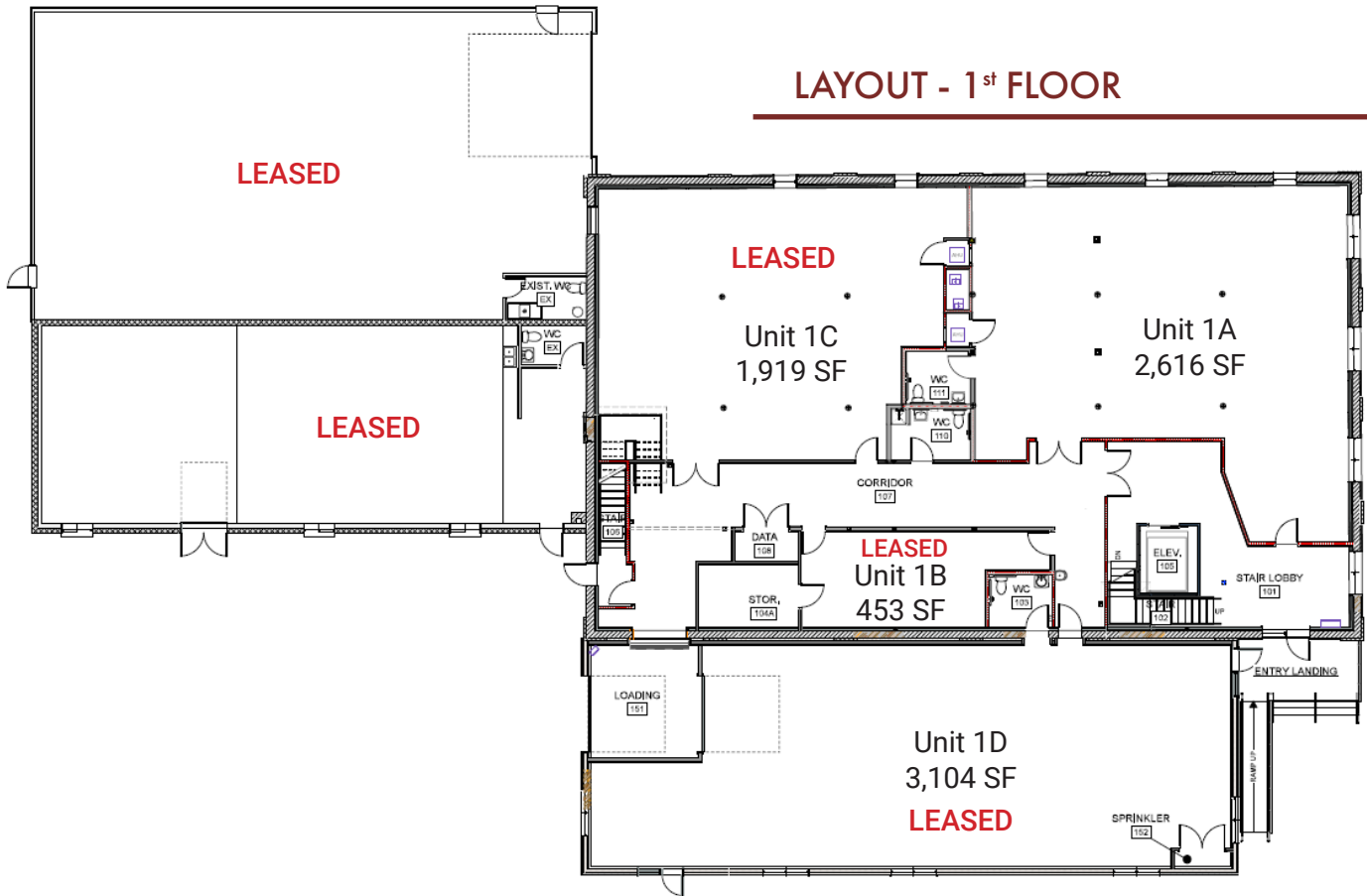


FLOOR LAYOUTS

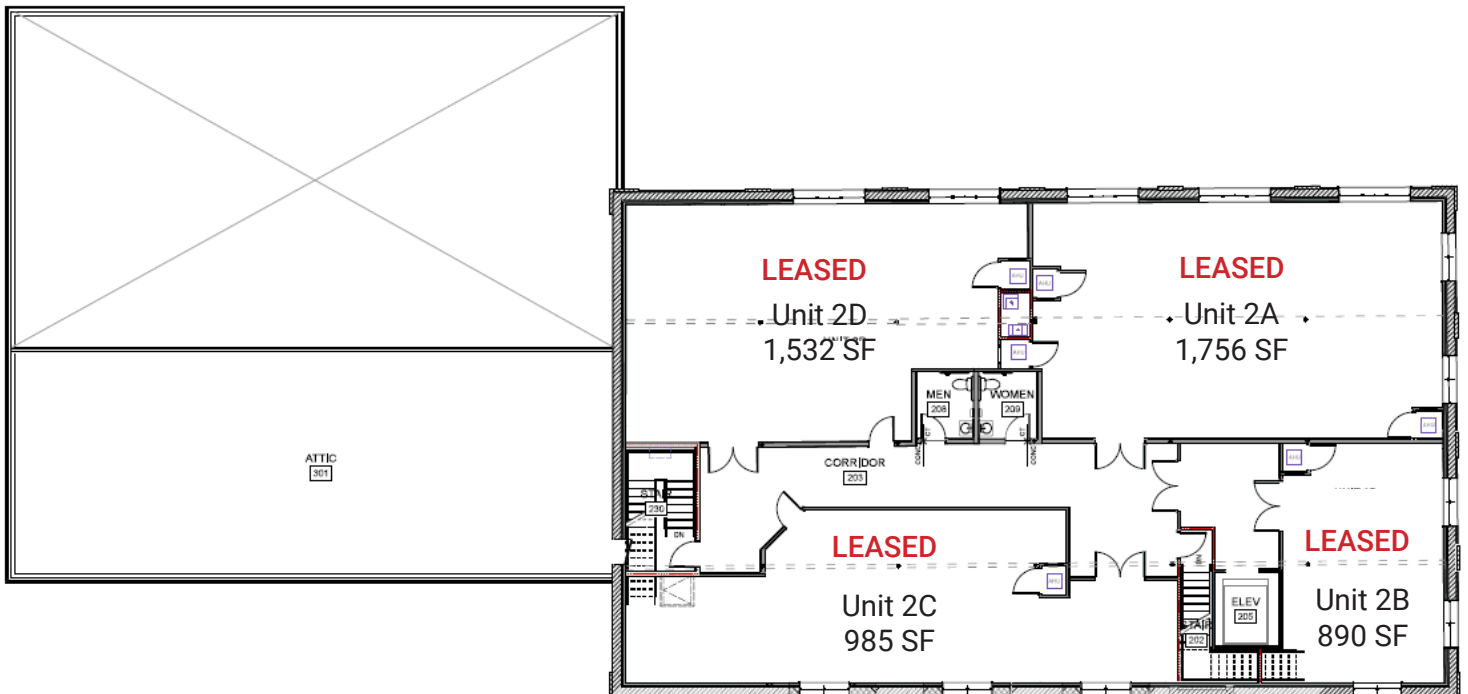
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LAYOUT - 1st FLOOR

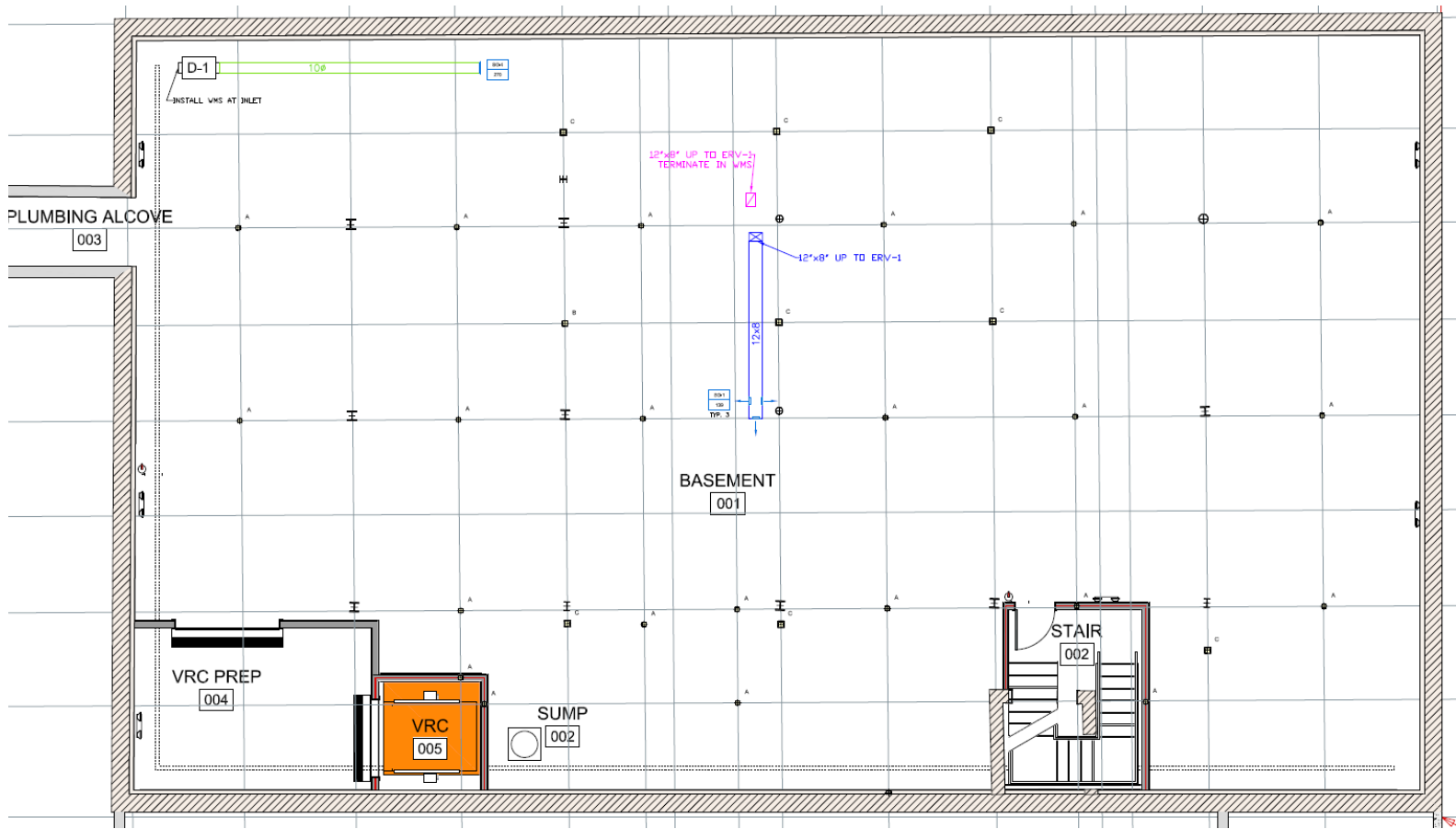


LAYOUT - 2nd FLOOR



BASEMENT LAYOUT

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SITE PLAN

160 Presumpscot Street | Portland, ME



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