FOR LEASE

Industrial Building

19,182± SF



236 Presumpscot Street, Portland

Property Highlights

- *19,182± SF Cross-Docking Facility*
- *40 Dock-Height Loading Doors*
- *8.99± Acres with Ample Parking & Laydown Space*
- *Strategically Located for Regional Distribution & Logistics*

Property Description

We are pleased to offer this 19,182± SF building, currently operating as a cross-docking facility, featuring 40 dock-height loading doors, two grade-level overhead doors providing access to a workshop, and an additional overhead door with ramped access. The property offers substantial parking and laydown areas to support a variety of logistics, distribution, and industrial uses. Additional laydown on secondary parcel is negotiable or may be retained by owners for other uses. Please refer to the aerial images for the approximate area.

Joe Atwood | joe@dunhamgroup.com
Greg Hastings, SIOR | ghastings@dunhamgroup.com
207.773.7100 | dunhamgroup.com

The Dunham Group | Commercial Real Estate

236 Presumpscot Street



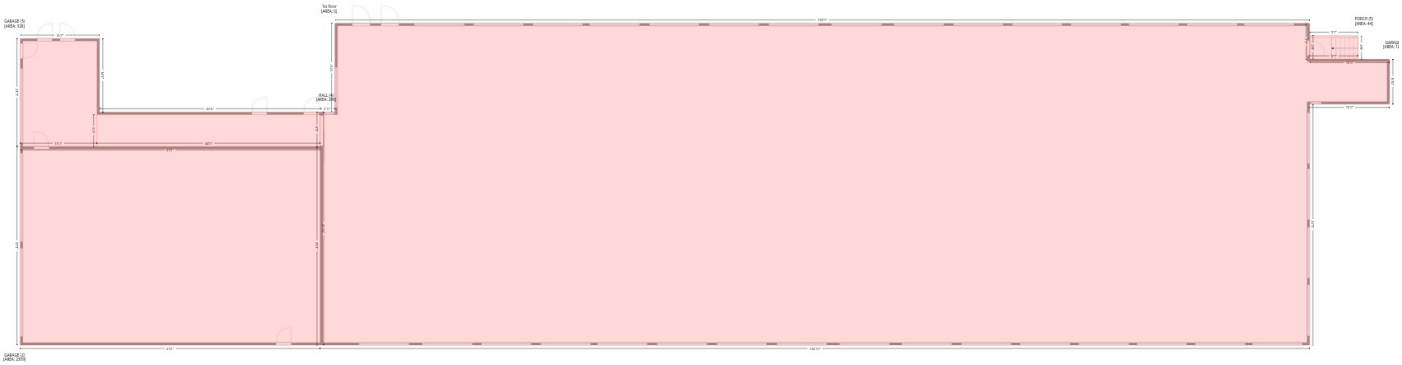
Property Overview

Owner	Maine One, LLC
Building Size	19,182± SF
Lot Size	8.992± acres
Space Breakdown	16,182 SF warehouse - 3,000 SF office
Available	April 2027
Zoning	IL
Annual Taxes	$76,593.33
Loading Docks	40
Drive-in OHDs	2
Utilities	Public water and sewer
Parking	Ample parking and laydown. Secondary parcel is negotiable.

FOR LEASE : NEGOTIABLE

236 Presumpscot Street





*floor plan does not show the 3,000 SF of office space

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.