

FOR LEASE | INDUSTRIAL FACILITY

290 PRESUMPCOT STREET, PORTLAND, ME 04103



PROPERTY HIGHLIGHTS

- 39,900± sf industrial building on 3.6± acres
- Layout includes 4,366± sf of office area
- Located 2 miles from the Washington Ave exit off I-295 and minutes from downtown Portland
- 18' - 20' ceiling heights, 4 enclosed loading docks, 1 drive-in door, and ample on-site parking
- Lease Rate: \$4.95/SF NNN



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PROPERTY DETAILS

OWNER OF RECORD	Factors Financial FRC, Inc.
SUBLESSOR	Veritiv Corp.
BUILDING SIZE	39,900± SF
LAND AREA	3.6± Acres
ZONING	IL - Industrial
REGISTRY OF DEEDS	Book 13479, Page 176
ASSESSOR'S REFERENCE	Map 423, Block A, Lot 30
REAL ESTATE TAXES	\$42,109.52 (FY 2020)
YEAR BUILT	1984
CONSTRUCTION	Prefab metal
HVAC	Propane-fired, forced hot air system Office has HVAC.
SPRINKLER	Yes, wet system
CEILING HEIGHT	18-20'
COLUMN SPACING	20' x 41' (approx.)
LOADING DOCKS	Four (4) enclosed loading docks
DRIVE-IN DOORS	One (1), 14' x 14'
ELECTRIC	3-Phase, 800 Amp
PARKING	On-site parking
LEASE RATE	\$4.95/SF NNN

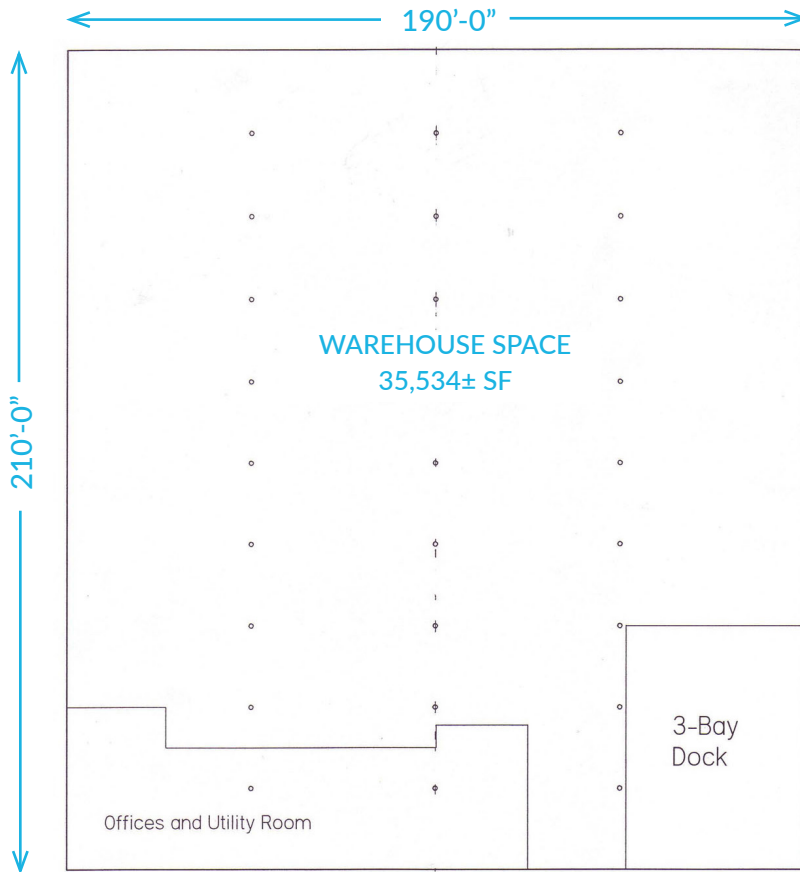


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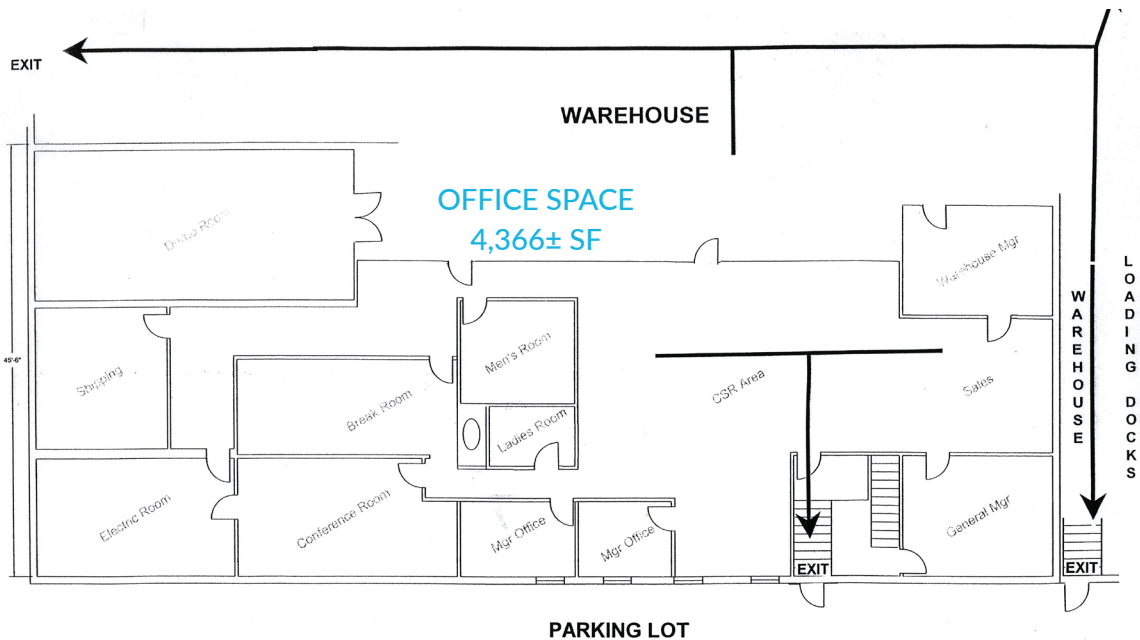
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FLOOR PLAN

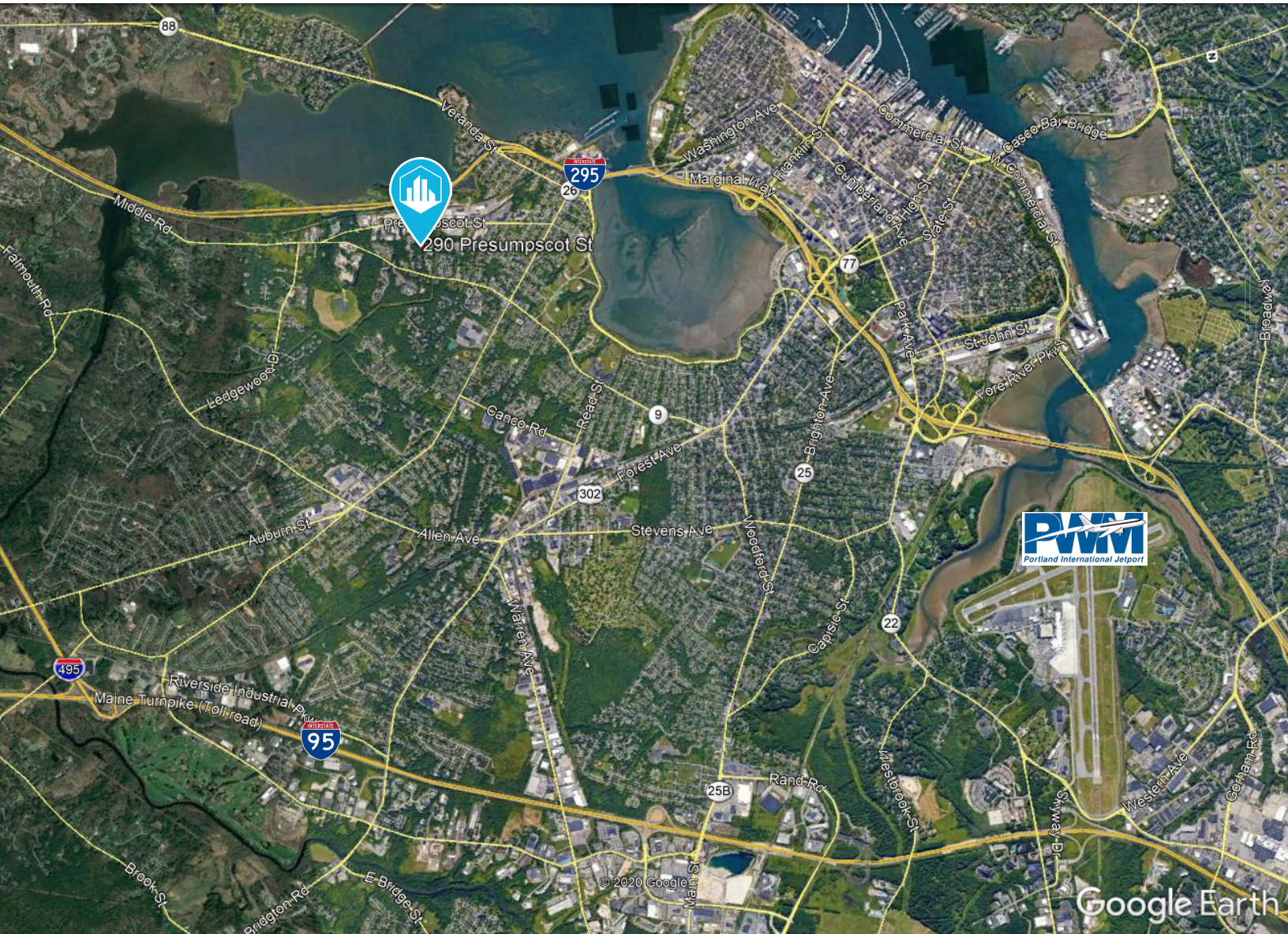


OFFICE LAYOUT



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