

# FOR SUBLEASE

## Warehouse Space

9,800± SF | \$11.25/SF NNN



## 160 Presumpscot Street, Portland

### Property Highlights

- *Ample On-site Parking*
- *Great Location, Visibility and High Traffic Counts*
- *20' - 23' Ceiling Heights*

### Property Description

We are pleased to offer 9,800± SF of clear span warehouse space for sublease at 160 Presumpscot Street in Portland. The space has a mezzanine, 20'-23' ceiling heights, three loading docks, one drive-in door, and racks that can be included. The building is located just off I-295, has excellent visibility and high traffic counts.



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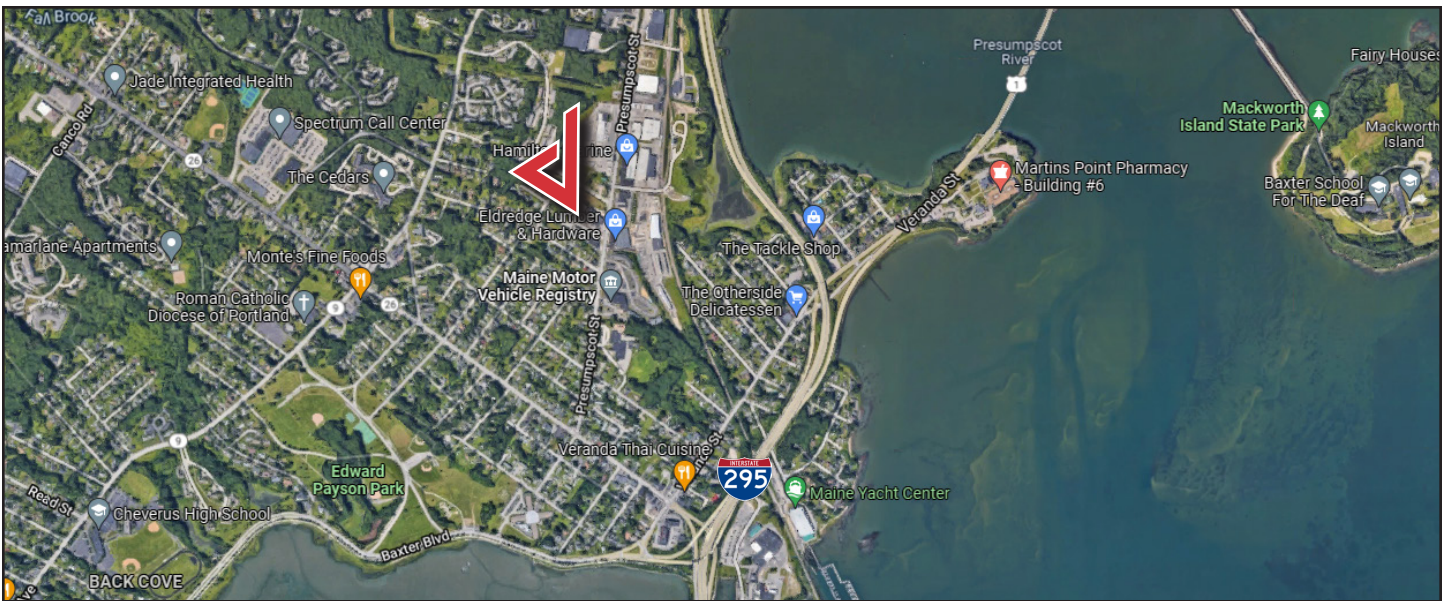
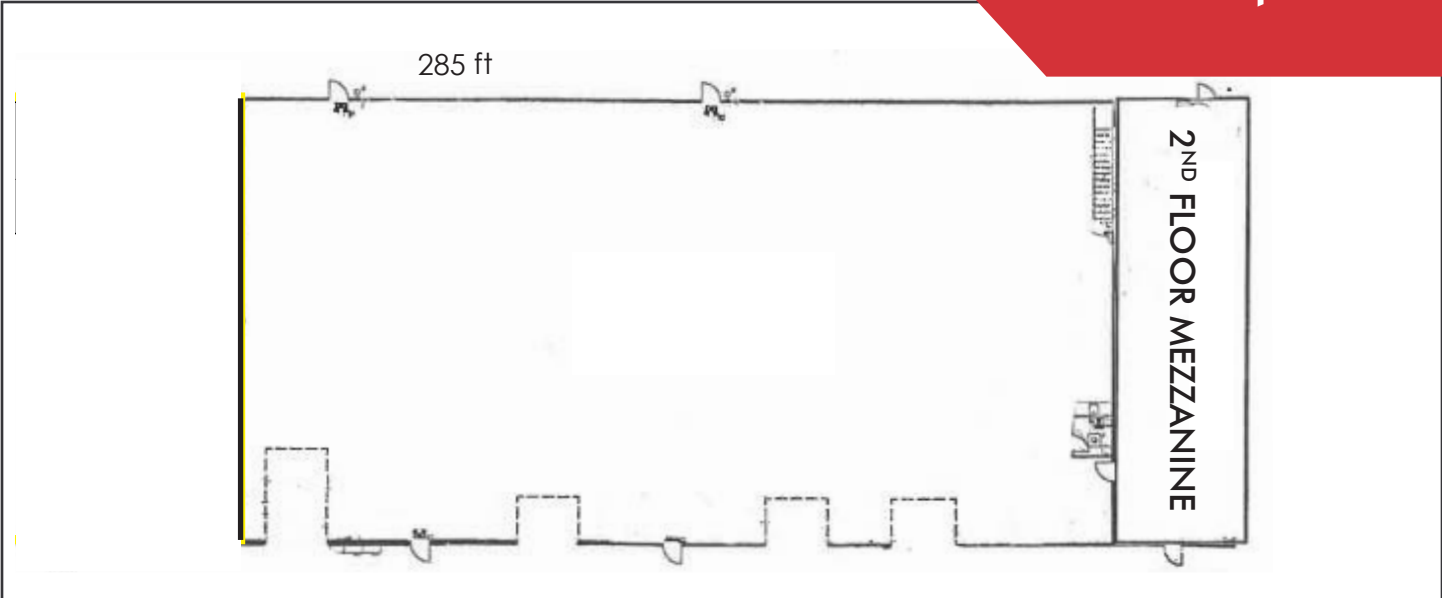


## Property Overview

Sublandlord	Nicola's Home
Available Space	9,800± SF
Available	February 1, 2026
Building Size	40,992± SF
Lot Size	2.06± acres
Assessor's Reference	Map 425, Block K, Lots 1-13
Zoning	IL - Low Impact Industrial
Year Built	1999
Building Construction	Masonry, steel frame, metal
Stories	1
Roof	Flat
Ceiling Height	20' at the eaves and 23' in center
Electricity	240/120 V, 3 Phase
Lighting	Mercury vapor lighting in warehouse
HVAC	Solaronics infrared heaters, propane
Utilities	Public water and sewer
Sprinkler	Yes
Loading Docks	Three (3) loading docks; Two (2) 8'x8' and One (1) 8'x10' with leveler
Drive-In Doors	One (1) drive-in door (14'x14')
Parking	Ample on-site
Property Taxes	\$35,536.11
NNN Expenses	Taxes: \$0.87/SF - CAMs: \$0.78/SF - Total: \$1.65/SF

**FOR SUBLEASE : \$11.25/SF NNN - NNN Expenses: \$1.65/SF**





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.