

Industrial & Office Investment Property

FOR SALE:
865 Spring Street,
Westbrook, Maine



70,857+/- SF

Sale Price \$5,700,000



COMPASS
COMMERCIAL BROKERS

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865 Spring Street in Westbrook, Maine, offered exclusively by Compass Commercial Brokers, LLC on behalf of 465 Main Street, LLC, is a 70,857± square foot office and industrial property featuring an excellent Tenant base and flexible space configurations to accommodate a wide range of users. Strategically located with convenient access to both I-95 and I-295, the property offers exceptional functionality, visibility, and long-term investment stability, making it an attractive opportunity for investors seeking quality space in the Greater Portland market.

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Westbrook, ME

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865 Spring Street—Property Information

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Property Information



OWNER:	465 Main Street LLC
SALE PRICE:	\$5,700,000.00
NET INCOME:	\$435,840.00
PRICE PSF:	\$80.44
CAP RATE:	7.65%
BUILDING SIZE:	70,857 +/- SF
BOOK/PAGE	28750/0328
LOT SIZE	4.71 Acres
YEAR BUILT:	1978/1985
RE TAXES 25/26:	\$74,618.16
ZONE:	Industrial
STORIES:	Two (2)
CONSTRUCTION:	Steel
ELEVATOR:	No
SPRINKLER:	Wet System/Fully Sprinklered.
LIGHTING:	Updated Energy Efficient Lighting
UTILITIES:	Public Water & Sewer / Natural Gas
POWER:	Up to 480amp/3-Phase
FLOOR DRAINS:	Yes
RESTROOMS:	Common and Private Restrooms
SIGNAGE:	Street Pylon and Building Mount Signage
PARKING:	On Site Parking Lot
EXTERIOR:	Metal Siding
ROOF:	Metal



865 Spring Street—Interior Photos

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IV.

865 Spring Street—Exterior Photos

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V.

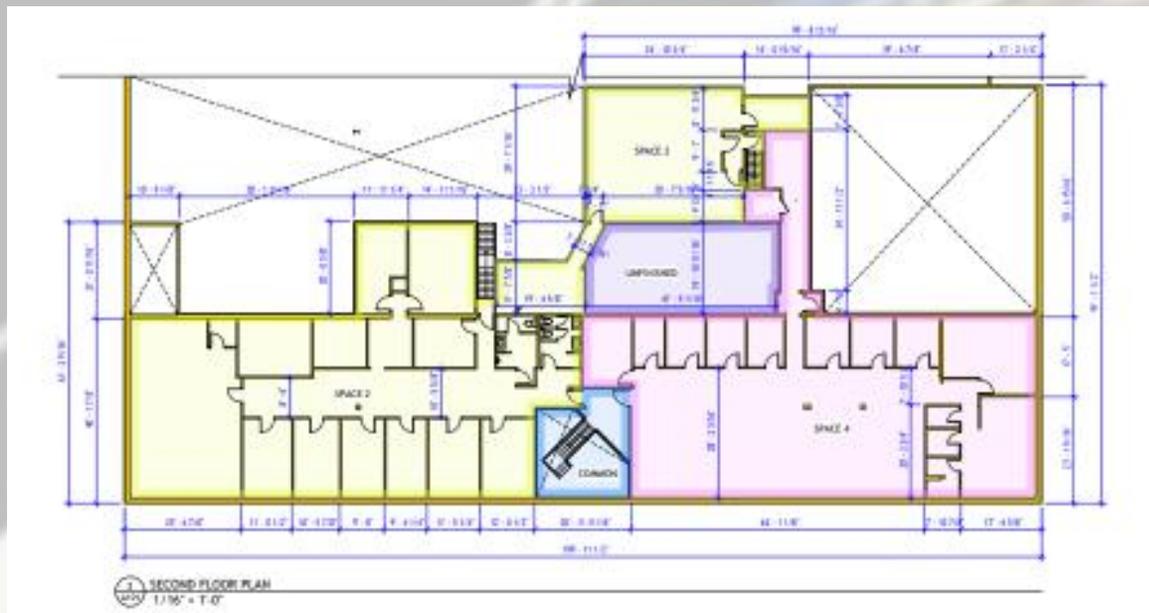
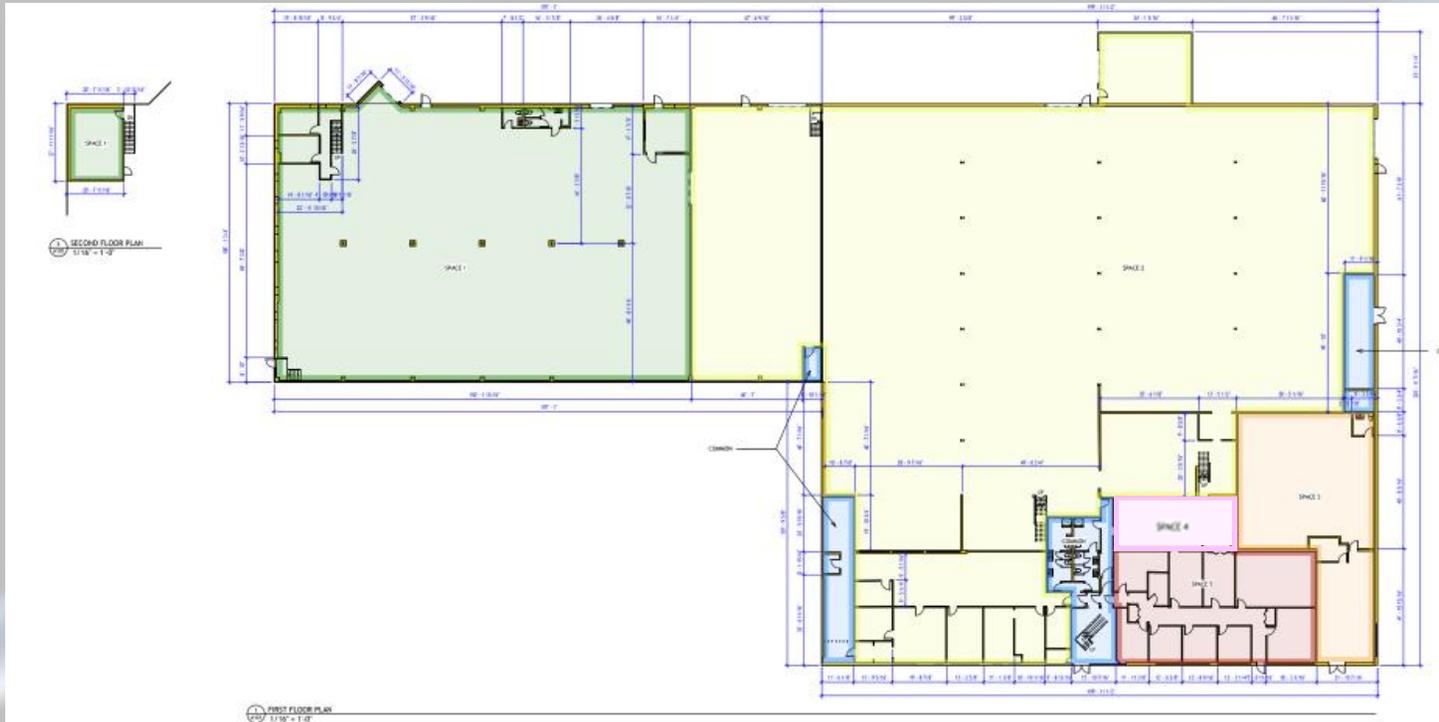
865 Spring Street—Floorplans

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KEY:

- AD&W
- Torque Pro
- SGC Engineering
- Available Space
- Common Area

865 Spring Street—Tenant Overview

AD&W—Architectural Doors and Windows:



Architectural Doors & Windows, based in Maine, delivers premium doors, windows, and hardware solutions for architects, contractors, and property owners. Serving both residential and commercial projects, AD&W provides custom designs, energy-efficient products, and specialty hardware. Known for technical expertise and personalized service, the company partners with leading manufacturers to ensure durable, high-performance, and design-driven solutions for projects across Maine and beyond.

SGC Engineering LLC:



SGC Engineering, based in Maine, is a multidisciplinary engineering and consulting firm specializing in civil, structural, and electrical engineering, as well as surveying and planning services. The company partners with architects, developers, utilities, and municipalities to deliver innovative, cost-effective, and sustainable solutions for projects across New England and beyond. Known for technical expertise and client-focused service, SGC Engineering ensures every project is completed with precision, efficiency, and long-term value.

Horizon Homes:



Horizon Homes, based in Maine, is a custom home builder specializing in energy-efficient, high-quality residential construction. The company works closely with homeowners, architects, and designers to create personalized living spaces that balance craftsmanship, comfort, and sustainability. Known for attention to detail and customer-focused service, Horizon Homes delivers durable, design-driven homes that reflect each client's vision and lifestyle.

Torque Pro Remanufactured Transmissions Corp:



Torque Pro Remanufactured Transmissions Corp, based in Maine, specializes in the rebuilding and remanufacturing of high-quality automotive transmissions. Serving repair shops, dealerships, and vehicle owners, the company provides reliable, cost-effective solutions backed by rigorous testing and technical expertise. Known for precision workmanship and customer-focused service, Torque Pro delivers durable, performance-driven transmissions that meet or exceed OEM standards.



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865 Spring Street—Area Map

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