

# FOR LEASE



## WAREHOUSE UNIT #1

987 RIVERSIDE STREET  
PORTLAND, ME 04103

## PROPERTY HIGHLIGHTS

- The building offers excellent roadside visibility and is ideally suited for warehouse distribution, servicing, contractor sales and industrial manufacturing.
- Ample on-site parking is available in front and to the rear of the building.
- The unit includes one (1), 10' x 12' overhead door to the rear of the building and an office area to the front.
- The property is easily accessible given its close proximity to Exits 48 and 53 of the Maine Turnpike, I-295, Route 302 and Route 26.



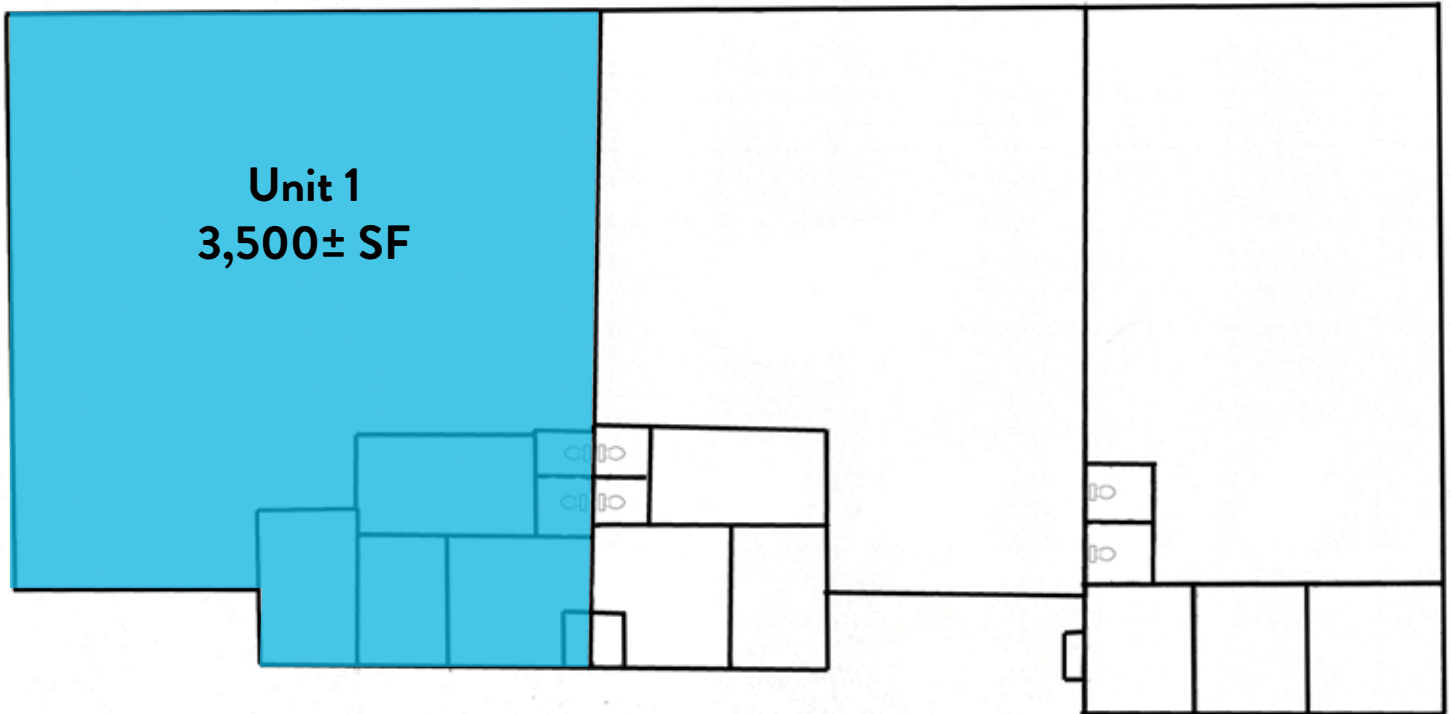
## PROPERTY DETAILS

<b>OWNER OF RECORD</b>	987 Riverside, LLC
<b>AVAILABLE SPACE</b>	3,500± SF - Unit #1 Plus an 800± SF mezzanine in warehouse area
<b>BUILDING SIZE</b>	10,000± SF
<b>YEAR BUILT</b>	1986
<b>ASSESSOR'S REF</b>	329-B-11
<b>LOT SIZE</b>	1.28± Acres
<b>ZONING</b>	IM - Moderate Impact Industrial
<b>OVERHEAD DOOR</b>	One (1), 10' x 12'
<b>CEILING HEIGHT</b>	Warehouse: 14' to overhead joist Office: 8' to dropped ceiling
<b>ELECTRICAL</b>	Separately metered and paid by Tenant. Three phase, 480 amp
<b>HEAT</b>	Warehouse: Oil-fired, forced hot air & AC Office: Electric baseboard
<b>PARKING</b>	Ample on-site paved parking with additional parking to rear of building
<b>LEASE RATE</b>	\$14.00/SF NNN
<b>NNN EXPENSES</b>	\$4.16/SF



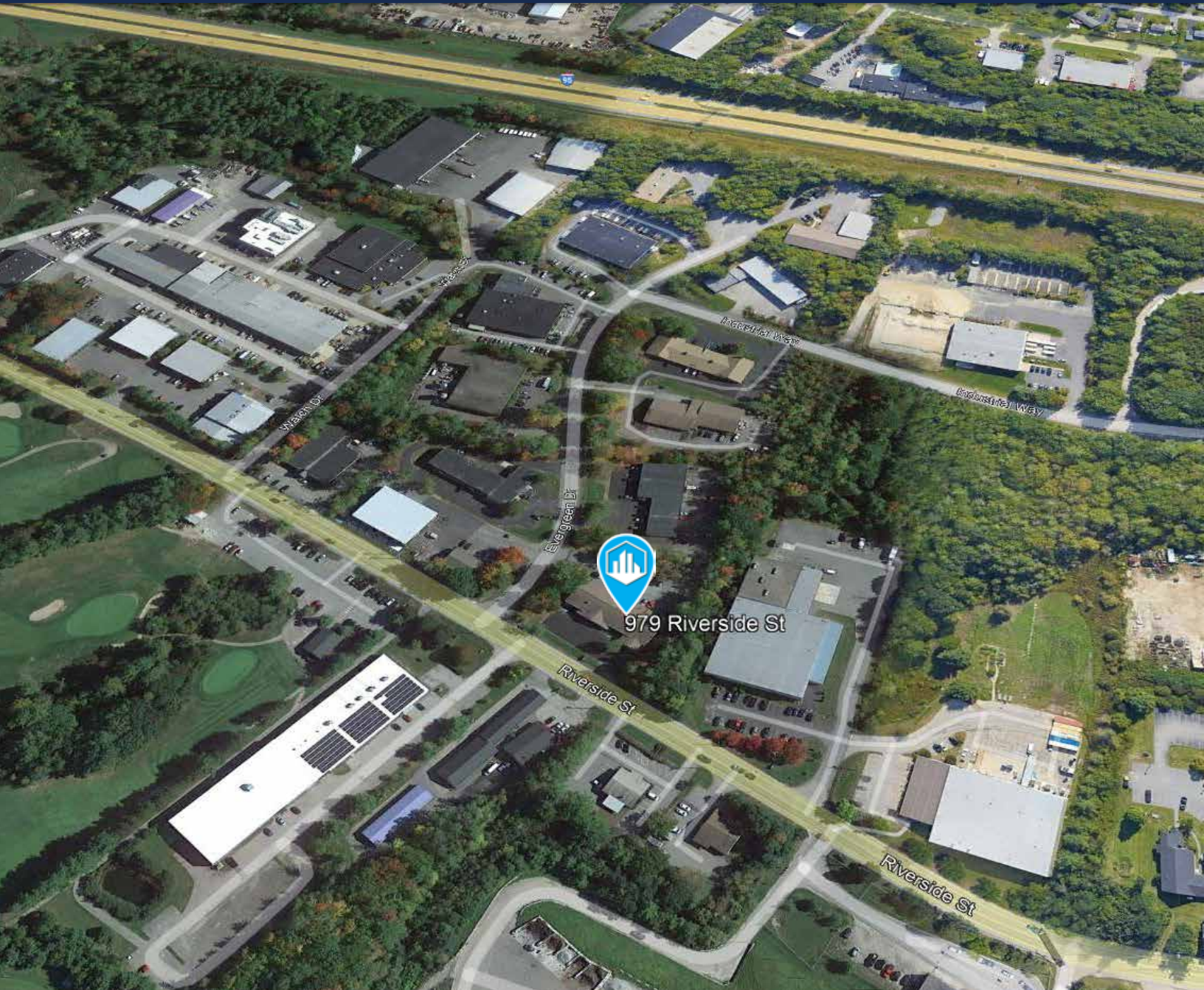


## FLOOR PLAN





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## CONTACT US



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