

FOR LEASE



WAREHOUSE UNIT #1

987 RIVERSIDE STREET
PORTLAND, ME 04103

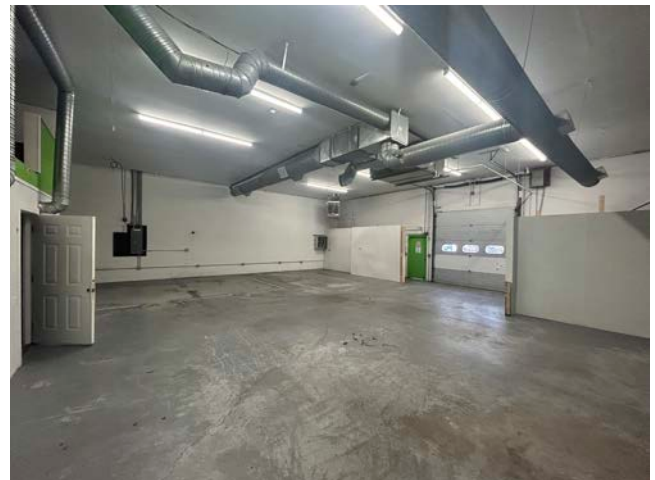
PROPERTY HIGHLIGHTS

- 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.

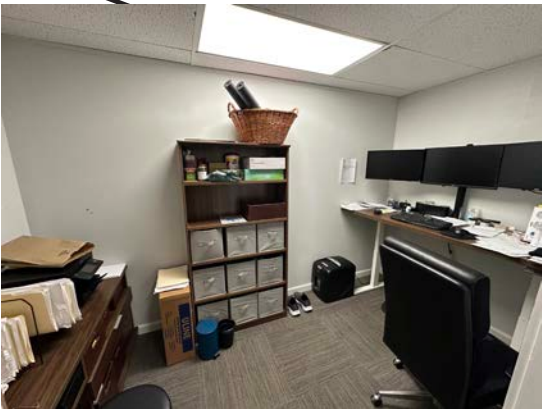
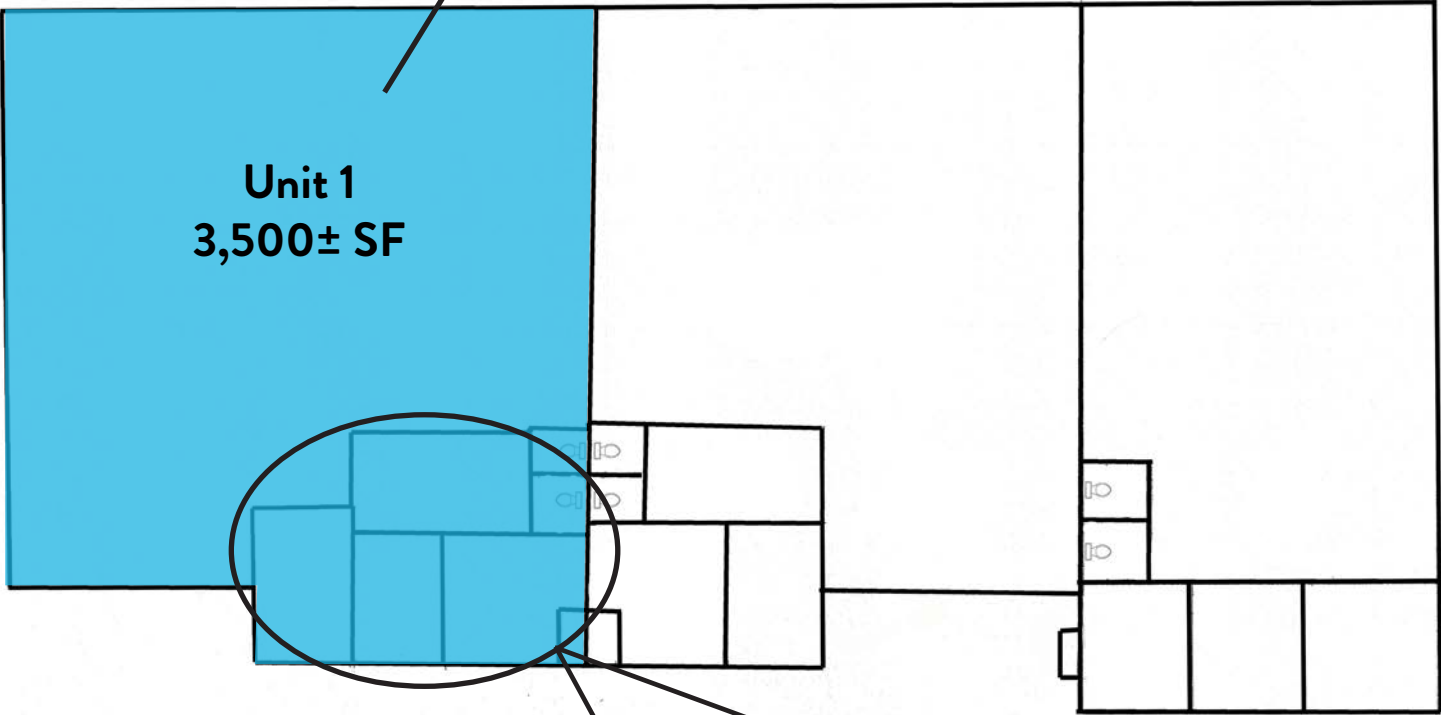
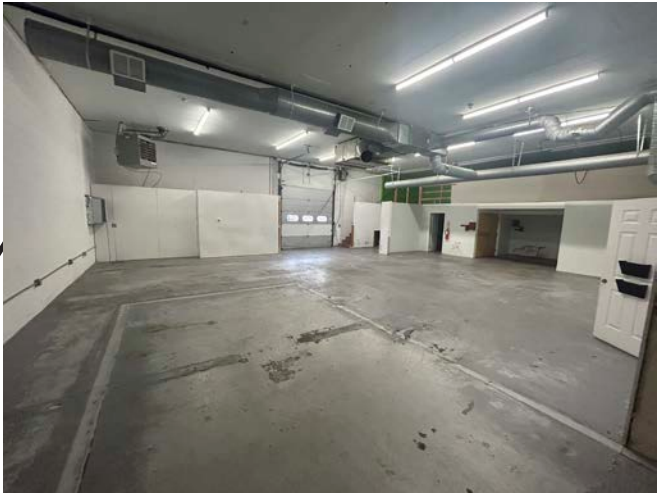


PROPERTY DETAILS

OWNER OF RECORD	987 Riverside, LLC
AVAILABLE SPACE	3,500± SF - Unit #1 Plus an 800± SF mezzanine in warehouse area
BUILDING SIZE	10,000± SF
YEAR BUILT	1986
ASSESSOR'S REF	329-B-11
LOT SIZE	1.28± Acres
ZONING	IM - Moderate Impact Industrial
OVERHEAD DOOR	One (1), 10' x 12'
CEILING HEIGHT	Warehouse: 14' to overhead joist Office: 8' to dropped ceiling
ELECTRICAL	Separately metered and paid by Tenant. Three phase, 480 amp
HEAT	Warehouse: Oil-fired, forced hot air & AC Office: Electric baseboard
PARKING	Ample on-site paved parking with additional parking to rear of building
LEASE RATE	\$11.00/SF NNN
NNN EXPENSES	\$4.16/SF
AVAILABLE	Immediately



FLOOR PLAN



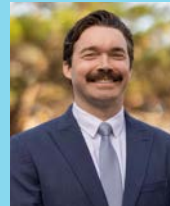
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CONTACT US



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