

# 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

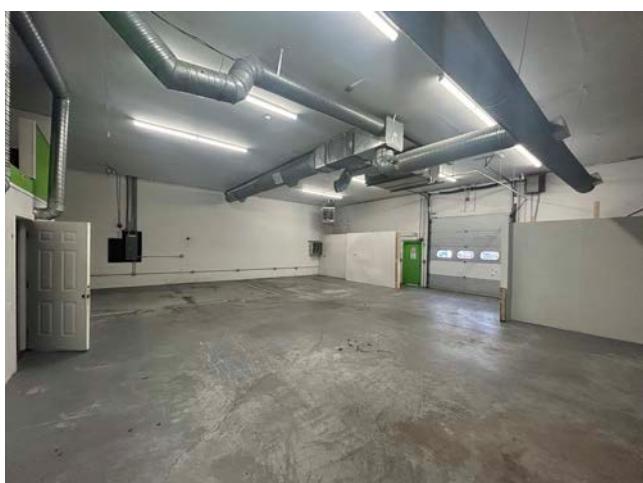
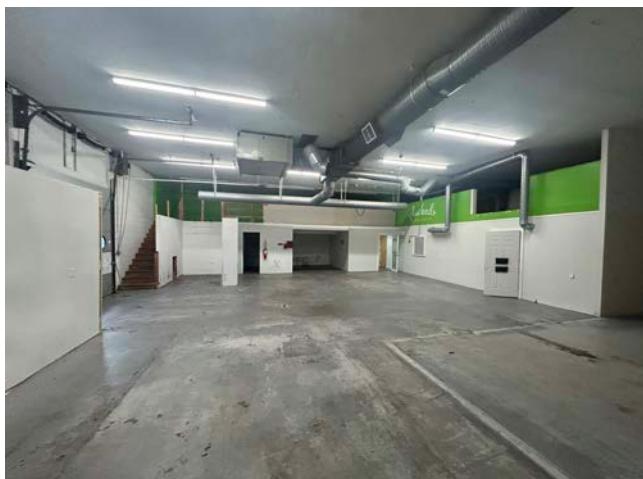
**HEAT** Warehouse: Oil-fired, forced hot air & AC  
Office: Electric baseboard

**PARKING** Ample on-site paved parking with  
additional parking to rear of building

**LEASE RATE** \$11.00/SF NNN

**NNN EXPENSES** \$4.16/SF

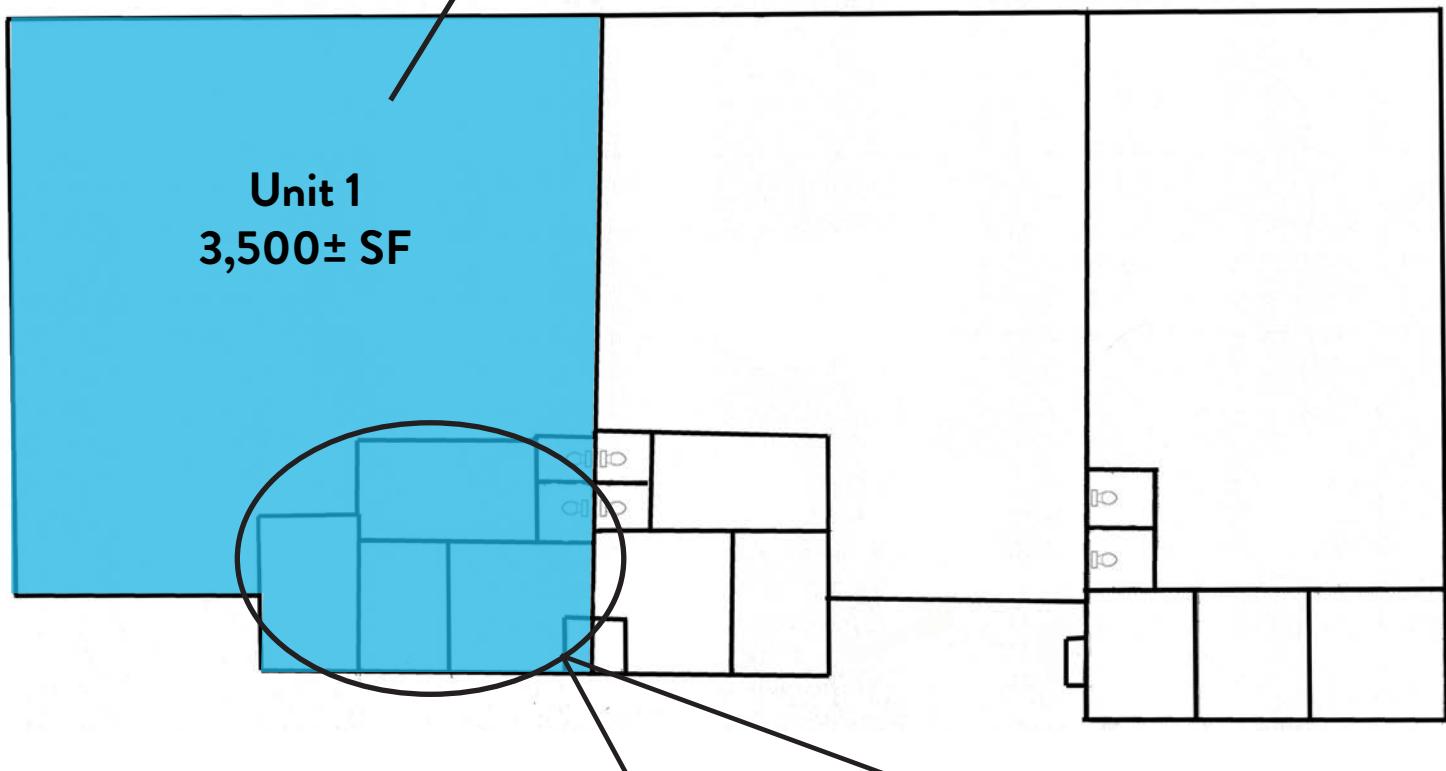
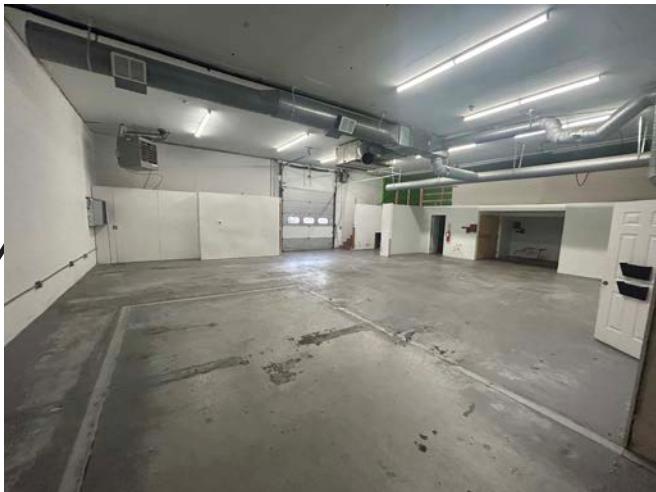
**AVAILABLE** Immediately



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## FLOOR PLAN



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## CONTACT US



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