

# FOR LEASE

## Industrial Space

4,100± SF | \$9.50/SF NNN



## 460 Riverside Street, Portland

### Property Highlights

- *High Visibility Site*
- *Approximately 1 mile to I-95, Exit 48*
- *Abundant On-Site Parking*



### Property Description

We are pleased to offer for 4,100± SF industrial suite for lease at 460 Riverside Street in Portland. Suite 5 consists of warehouse space with 18' clear height, one loading dock door, and office space. Located just after the Riverside Street/Warren Avenue intersection, 460 Riverside Street is easily accessible to the Maine Turnpike/I-95.



### Broker Contact

Chris Craig

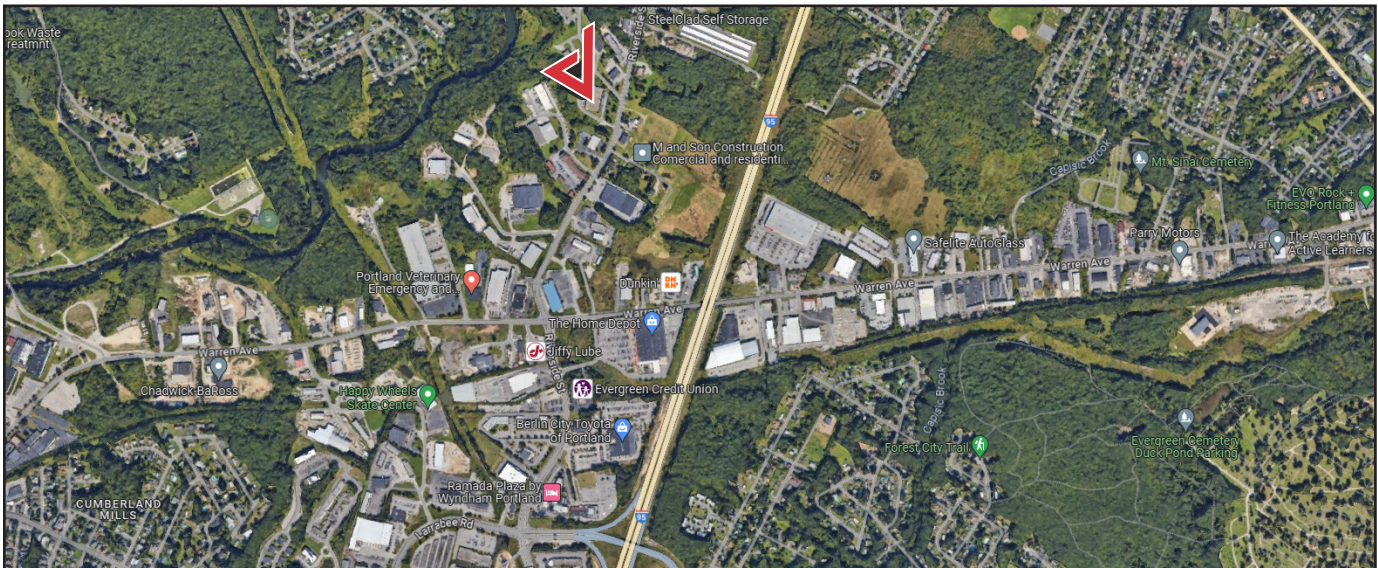
chris@dunhamgroup.com

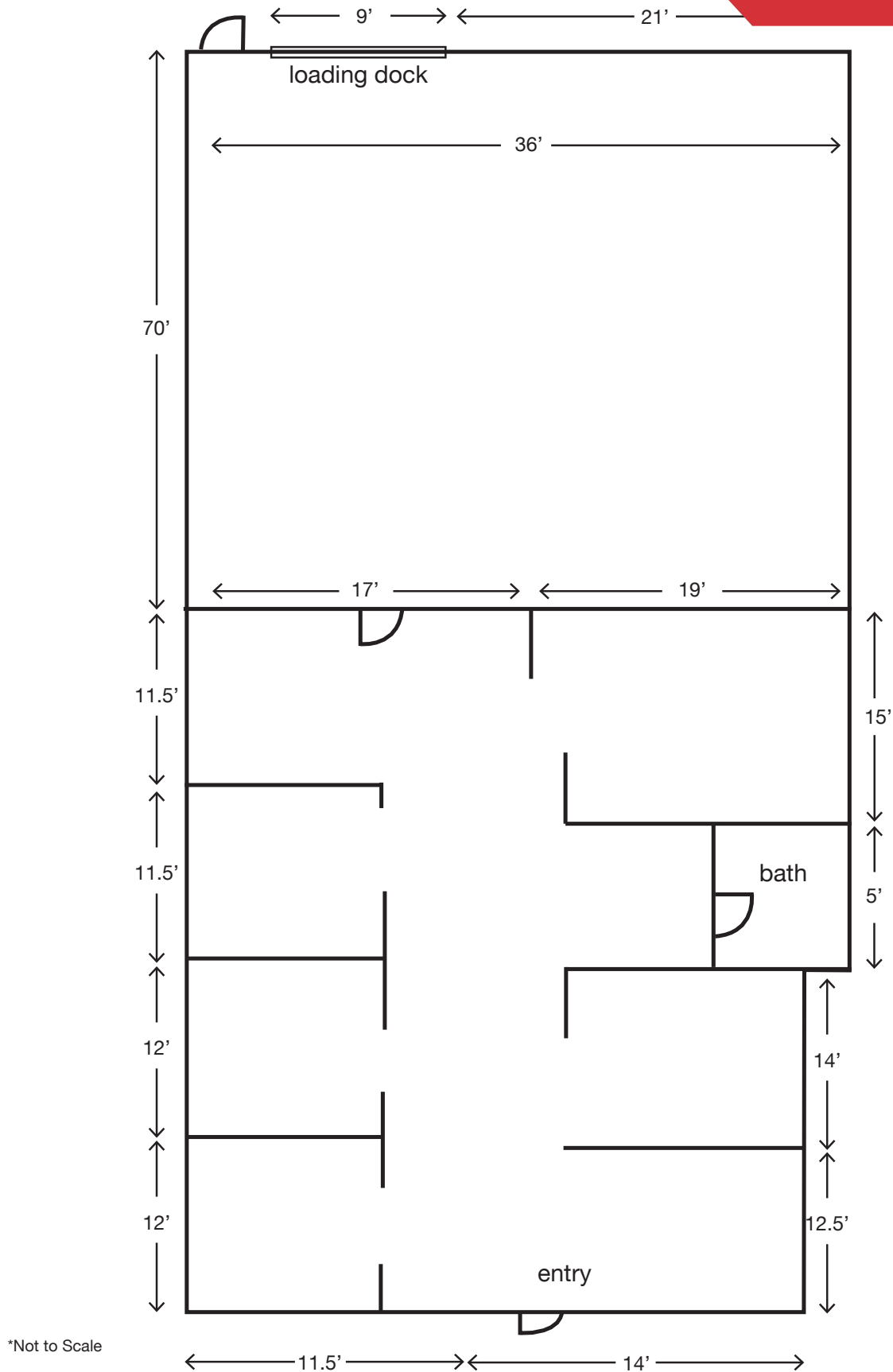
207.773.7100

## Property Overview

Owner	BGB Holdings
Building Size	26,400± SF
Site Size	3.83± acres
Assessor's Reference	Map 32, Block A, Lot 5
Zoning	IM
Available Space	4,100± SF - Suite 5
Space Breakdown	2,300± SF warehouse space 1,800± SF office
Year Built	1986
Utilities	Municipal water and sewer, natural gas
Flooring	Concrete, carpet
HVAC	Natural gas and electric heat
Ceiling Height	18' in warehouse, 10' in office
Lighting	Flourescent
Electrical	3-phase
Drive-In Door	One (1) loading dock door
Bathrooms	One (1)
Parking	Ample on-site

**FOR LEASE : \$9.50/SF NNN - Estimated NNN's : \$3.75/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.