

# FOR SALE

## EXPANDABLE CLEARSPAN BUILDING WITH TWO LOTS 220 RIVERSIDE INDUSTRIAL PARKWAY, PORTLAND MAINE

### KEY ATTRIBUTES

- 3,600± SF Clearspan metal building, with room to expand
- Year built 1975, with current renovations
- Seperate trailer
- Two lots:  
1.06 Acres (Map 330-Block-H-Lot 1, 46,257±SF)  
.3496 Acres (Map 330-Block-H-Lot 5, 15,229± SF)
- Ample yard for storage, vehicle parking or lay down
- Recently used as an approved Medical Marijuana Growing Facility; equipment in place can be included in the sale or removed. Current Layout has growing areas, warehouse/storage on the first floor and second floor work area and one private office.
- Nine mini-splits
- TRANE HVAC
- Municipal water and sewer
- Very visible signage on Riverside Industrial Parkway
- Established Industrial Park nearby the Maine Turnpike
- Great owner/user opportunity that is ready for immediate occupancy



With Industrial Moderate zoning, the property works for many uses including service, warehouse, general office, recreation and amusement centers, repair services, construction and engineering services, dairies, food and seafood processing, packing and distribution, intermodal transportation facilities, laboratory and research facilities, low-impact industrial, lumber yards, marijuana cultivation, marijuana manufacturing facility, marijuana testing facility, printing and publishing, recycling and solid waste disposal facilities, studios for artists and craftspeople, telecommunication towers (ground mounted), tow lots, warehousing, storage and distribution facilities, correctional pre-release facilities, solar energy system (minor or major), utility substations, wind energy system (minor or major). Purchaser is responsible for investigating whether their use is allowed for the property.



**Roxane A. Cole, CCIM**  
Managing Member  
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Individual Member



SIGNAGE ON RIVERSIDE INDUSTRIAL PARKWAY



SITE, PARKING, EXPANSION AREA

P.O. Box 7432 Portland ME 04112-7432 • 207.653.6702 • [www.roxanecole.com](http://www.roxanecole.com)



**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC

The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



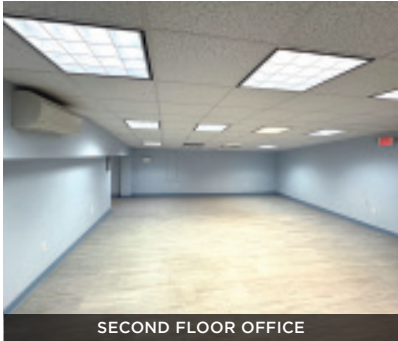
ENTRANCE



INTERIOR CLEARSPAN STRUCTURE



LOCATION OF OVERHEAD DOOR OPENINGS



SECOND FLOOR OFFICE



CONDENSERS AT REAR OF BUILDING



CITY OF PORTLAND TAX ASSESSORS MAP



### PROPERTY DATA

**OWNER**  
Two Twenty Riverside  
Industrial Parkway LLC

**ASSESSOR (TWO LOTS)**  
Map 330-Block-H-Lot 1, 46,257± SF  
Map 330-Block-H-Lot 5, 15,229± SF

**DEED**  
BOOK 35033 PAGE 243

**DEED OF EASEMENT**  
BOOK 8003 PAGE 221

**PRICE**  
\$675,000

220 Riverside Industrial Pkwy

**TWO OVERSIZED DRIVE-IN DOORS REMOVED  
AFTER OWNER PURCHASED THE PROPERTY**



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