

# FOR LEASE

## Industrial Property

4,800± SF | \$15.00/SF NNN



## 100 Riverside Industrial Parkway, Portland

### Property Highlights

- Located between I-95, Exits 48 & 53
- Building is expandable to 10,000± SF
- One (1) loading dock
- Fully air conditioned building
- 3-phase electrical service



### Property Description

We are pleased to offer an air conditioned, free-standing, light industrial building located in Riverside Industrial Park for lease. The property offers one loading dock and the ability to install a drive-in OHD, if needed. The size of the building can be expanded too.

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## Property Overview

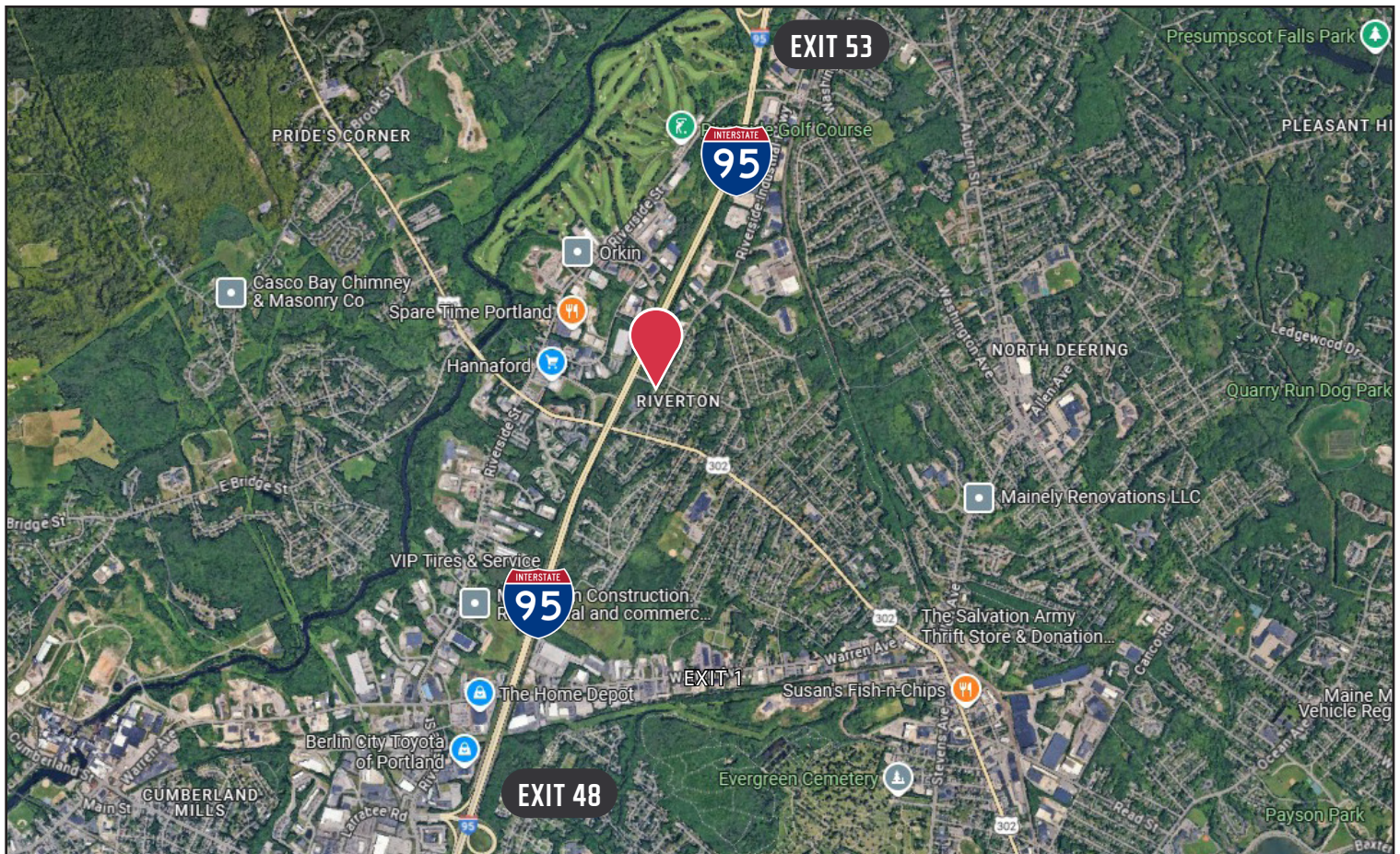
Landlord	TBD
Building Size	4,800± SF (60' x 80')
Lot Size	1.94± acres
Available Space	4,800± SF
Space Breakdown	Office: 1,000± SF Warehouse: 3,800± SF
Zoning	Industrial
Assessor's Reference	Map 328, Lot B-6-1
Building Age	1996
Building Construction	Wedgcor metal building
Roof	Sloped, metal roof
Siding	Metal
Flooring	Concrete slab
Utilities	Municipal water and sewer, natural gas
Eave Height	12'± (17'± at peak)
Loading Dock	One (1), 9' x 9'
Heat/HVAC	Office: Mini split air conditioner Warehouse: FHA heating units with in-wall air conditioners
Electrical	200 Amps, 3-phase
Lighting	Fluorescent fixtures throughout
Sprinkler System	None
Bathrooms	Two (2)
Parking	Paved parking for 10± vehicles
Miscellaneous	Building is expandable to 10,000± SF Drive-in OHD could be installed, if needed

**FOR LEASE : \$15.00/SF NNN**

**Estimated NNN's : \$3.50/SF**



# 100 Riverside Industrial Parkway



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.