

FOR LEASE

Office/Warehouse Space

3,880± SF | \$10.00/SF NNN



1039 Riverside Street, Portland

Property Highlights

- *Nice mix of office and warehouse space*
- *Abundant power*
- *Convenient access to I-95*

Property Description

Versatile 3,880± SF office and warehouse suite for lease in the well-established 1039 Riverside Complex. The space includes 1,000± SF of finished office space, and 2,880± SF of warehouse space. The flexible layout provides an efficient combination of office and warehouse functionality, making it an excellent solution for a variety of commercial users. Conveniently located with easy access to major transportation routes and area amenities.



BROKER CONTACT

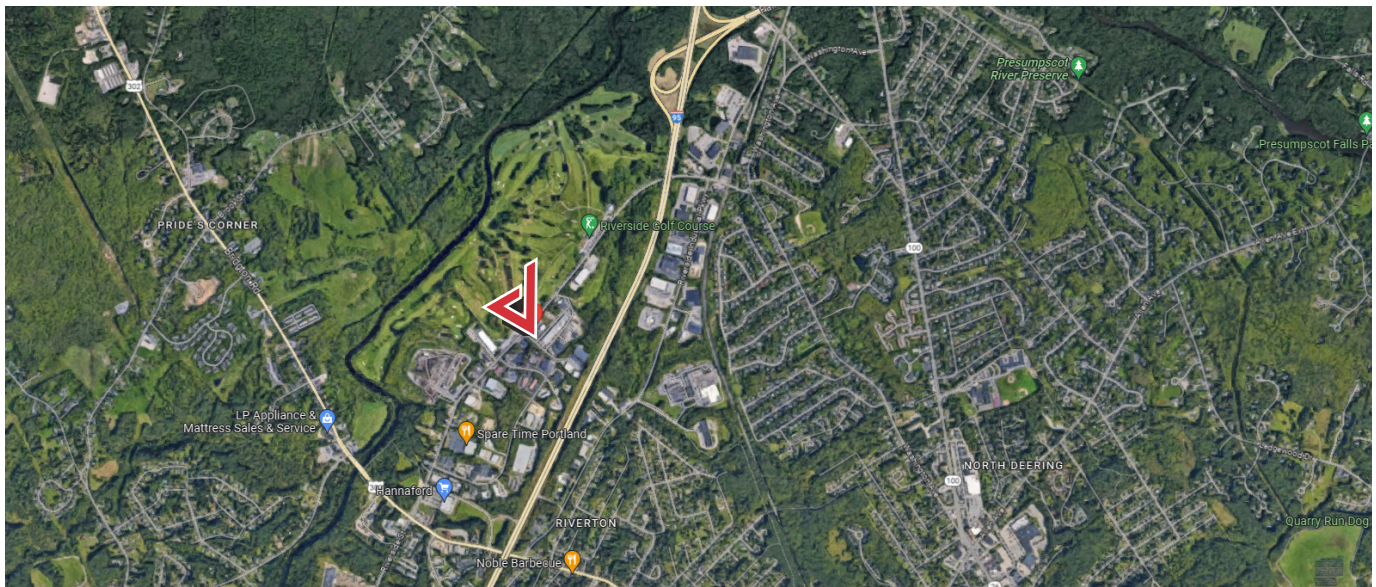
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Property Overview

Owner	1039 Riverside, LLC	
Assessor's Reference	Map 331, Lot A-1	
Building Size	58,807± SF	
Available Space	3,880± SF	
Space Breakdown	Office	1,000± SF
	Warehouse	2,880± SF
Building Age	Renovated in 2004	
Zoning	Industrial (IM)	
Building Construction	Steel frame	
Flooring	Concrete & carpet	
Ceiling Height	16' (warehouse)	
Drive-in OHDs	One (1) 10' x 10'	
Electrical	480 volt, 3-phase	
Heat	Natural gas warm air	
Lighting	LED fixtures	
Sprinkler System	Yes	
Bathrooms	Two (2)	
Parking	Abundant, on-site	
Available	September 2026	

FOR LEASE : \$10.00/SF NNN - ESTIMATED NNN's : \$3.50/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.