

FOR LEASE

Office/Warehouse Space

3,000± SF | \$11.00/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 3,000± SF office and warehouse suite for lease in the well-established 1039 Riverside Complex. The space includes 1,000± SF of office space, 2,000± SF of warehouse space, a small mezzanine not included in the square footage, 16' ceiling height, one overhead door, and existing crane rails. Conveniently located with easy access to major transportation routes and area amenities.

BROKER CONTACT

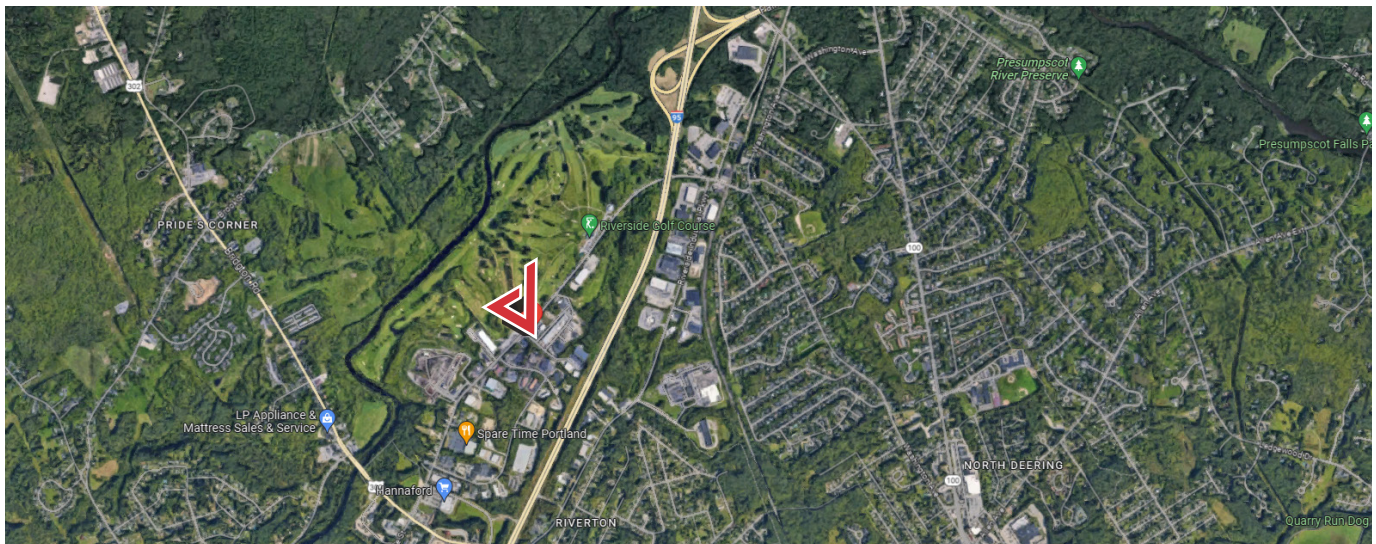
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Property Overview

Owner	1039 Riverside, LLC
Assessor's Reference	Map 331, Lot A-1
Building Size	58,807± SF
Available Space	3,000± SF
Space Breakdown	1,000± SF office, 2,000± SF warehouse, and small mezzanine space not included in the square footage
Zoning	Industrial (IM)
Building Construction	Steel frame
Flooring	Concrete & carpet
Ceiling Height	16' (warehouse)
Drive-in OHDs	One (1) 12' x 14'
Electrical	480 volt, 3-phase
Heat	Natural gas warm air with central air in office
Lighting	LED fixtures
Sprinkler System	Yes
Bathrooms	One (1)
Parking	Abundant, on-site

FOR LEASE : \$11.00/SF NNN - ESTIMATED NNN's : \$6.33/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.