

For Lease
Office/Warehouse
3,000± SF | \$7.50/SF NNN



Office/Warehouse Space

1039 Riverside Street
Portland, Maine

Property Highlights

- Nice mix of office & warehouse space
- Abundant power
- Existing crane rails



Property Description

We are pleased to offer for lease 3,000± SF of office and warehouse space in the 1039 Riverside Complex.

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 (1,000± SF Mezzanine not included in SF)
Building Age	Renovated in 2004
Zoning	Industrial (IM)
Construction	Steel frame
Flooring	Concrete & carpet
Ceiling Height	16' (warehouse)
Drive-in OHDs	One (1) 10'x10'
Electrical	480 volt, 3-phase
Heat	Natural gas warm air
Lighting	LED fixtures
Sprinkler System	Yes
Bathrooms	Two (2)
Parking	Abundant, on-site

FOR LEASE : \$7.50/SF NNN
Estimated NNN's: \$2.25/SF

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