

# FOR LEASE

## Industrial Property

14,128± SF | \$12.00/SF NNN



## 116 Riverside Industrial Parkway, Portland

### Property Highlights

- Fully air conditioned
- Three (3) loading dock doors
- One (1) drive-in OHD
- 3-phase electrical service
- 1,300± SF office space



### Property Description

We are pleased to offer a 14,128± SF industrial building that is fully air conditioned and suitable for light industrial, manufacturing, and warehousing uses. The building can be subdivided to 10,000± SF and 4,000± SF units. There is paved parking for 30± vehicles.

Greg Hastings, SIOR

207.415.1700 | g Hastings@dunhamgroup.com

207.773.7100 | dunhamgroup.com





# 116 Riverside Industrial Parkway

## Property Overview

Landlord	TBD
Building Size	14,128± SF
Lot Size	1.94± acres
Space Breakdown	Office: 1,300± SF Warehouse: 12,828± SF
Zoning	Industrial
Assessor's Reference	Map 328, Lot B-4-5
Building Age	1994
Building Construction	Steel frame with metal siding
Roof	Sloped metal roof and rubber membrane
Flooring	Concrete slab
Utilities	Municipal water and sewer, natural gas
Ceiling Height	14'±
Loading Docks	Three (3), 8' x 8' doors with dock levelers
Drive-in OHD	One (1), 10' x 12' OHD
HVAC	Entire building is air conditioned
Heat	Reznor FHA heaters
Electrical	200 Amp, 3-phase
Lighting	Fluorescent and LED fixtures
Sprinkler System	Full coverage with wet-pipe system
Parking	Paved parking for 30± vehicles
Accessibility	Located in Riverside Industrial Park between Maine Turnpike Exits 48 and 53

**FOR LEASE : \$12.00/SF NNN**

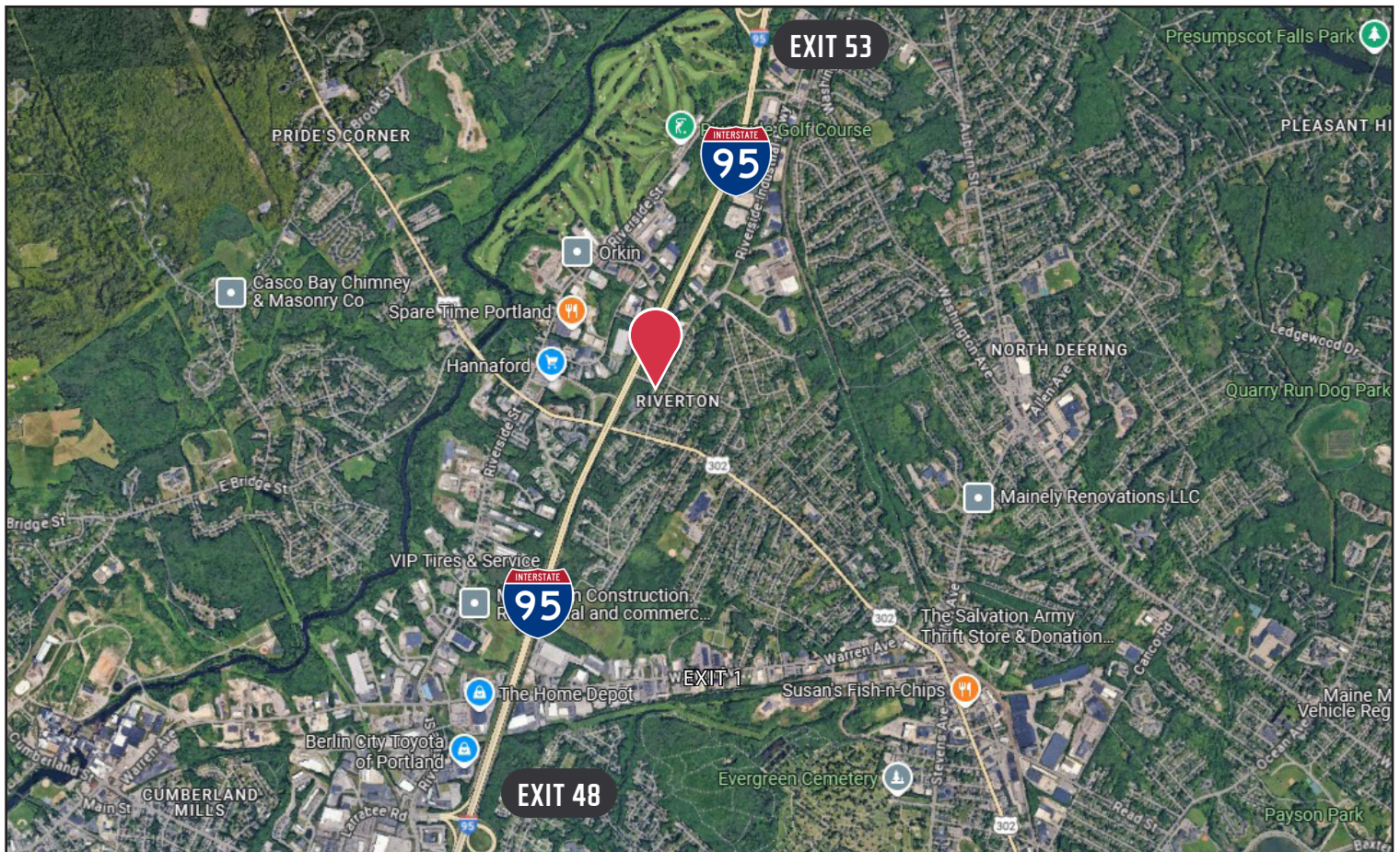


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