

# FOR LEASE

## Industrial Building

6,090± SF | \$12.00/SF NNN



## 176 Riverside Industrial Parkway, Portland

### Property Highlights

- Stand alone, clear-span warehouse
- 18-20'± clear height
- Two (2) 14'x12' overhead doors at grade



### Property Description

We are pleased to offer for lease this stand alone, clear-span 6,090± SF industrial/flex building on 1± acre of land. Featuring two (2) 14' x 12' overhead doors at grade; 3-phase, 200 amp power; recently updated 400± SF office space; and 18-20'± ceiling heights this property lends itself to any number of light industrial uses. This site is conveniently located with easy access to exits 48 or 53 on The Maine Turnpike/I-95. No cannabis cultivation permitted.



### Broker Contact

Justin Lamontagne

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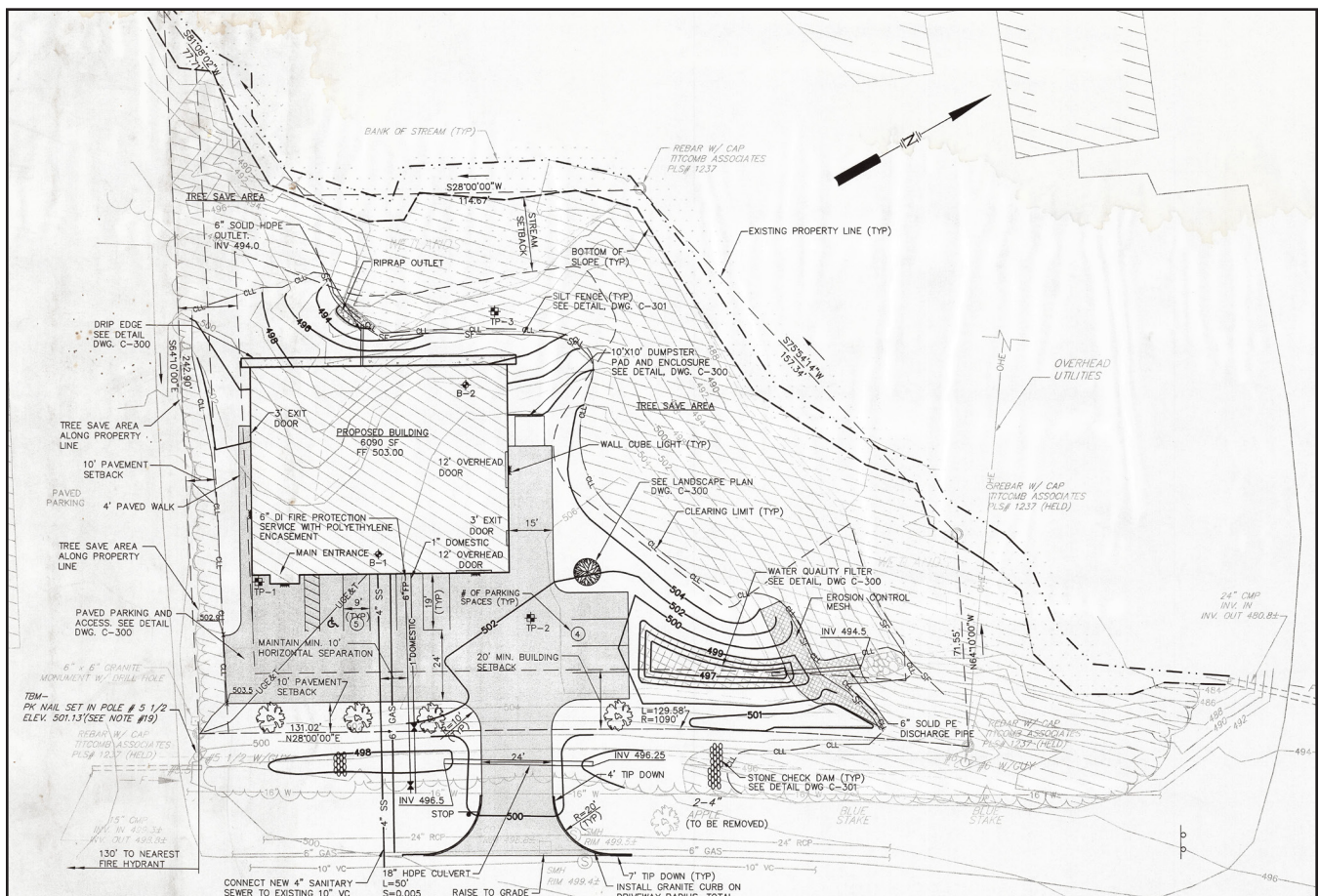
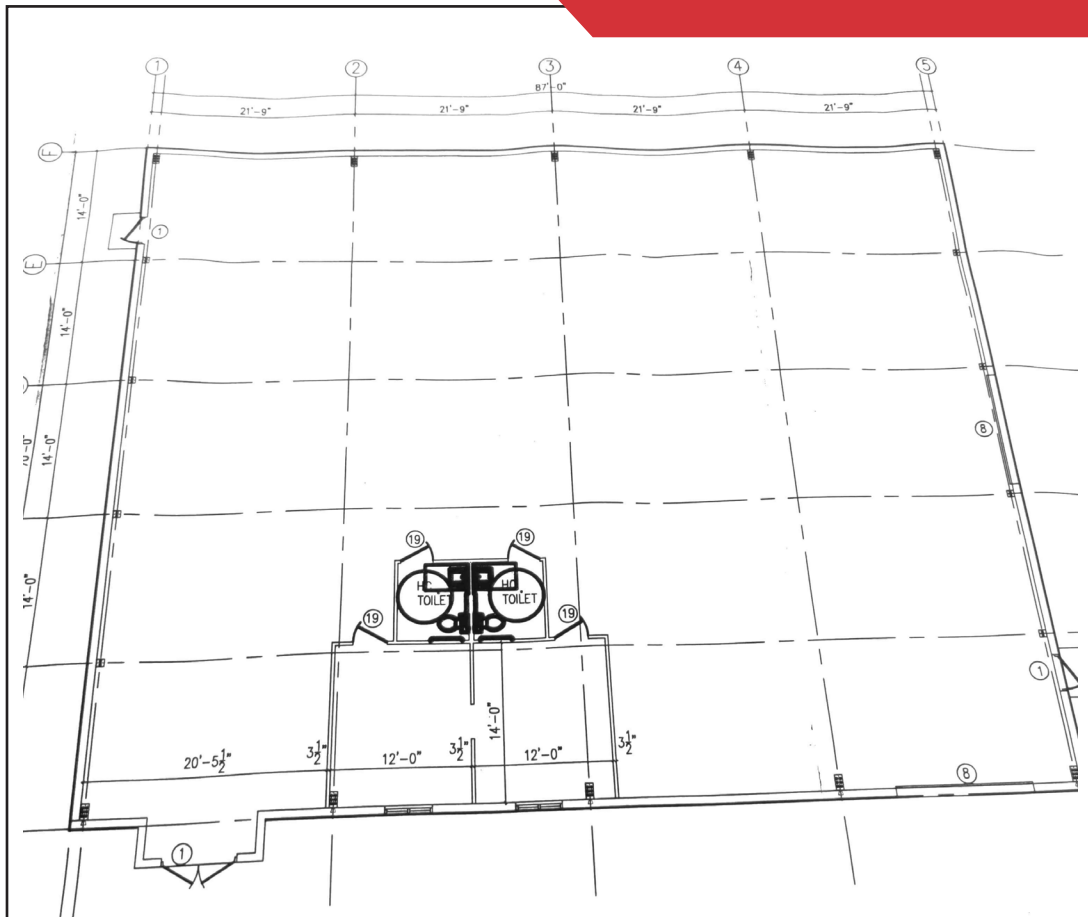
207.773.7100

## Property Overview

Owner	176 Riverside Industrial Parkway, LLC
Building Size	6,090± SF
Lot Size	0.9814± acres
Assessor's Reference	Map 330, Block H, Lot 3001
Annual Taxes	\$10,950.57 (FY '21-'22)
Assessed Value	\$843,000 - Land \$238,900   Building \$604,100
Available Space	6,090± SF - 500± SF office/restrooms area included
Zoning	Industrial Moderate (IM) - no cannabis due to proximity to residential
Year Built	2009
Building Construction	Prefab metal building
Roof	Metal, sloped
Flooring	Concrete slab on grade
Utilities	Public water and sewer, natural gas, and CMP power
Ceiling Height	18-20'±
Drive-in OHDs	Two (2) 14' x 12'
HVAC	Warehouse: Natural gas fired ceiling mounted blowers Office: Electric baseboard heat and wall mounted AC units
Electrical	3-phase, 200 amp
Lighting	Hanging LEDs
Sprinkler System	Yes, wet system
Bathrooms	Two (2)
Parking	12± spaces

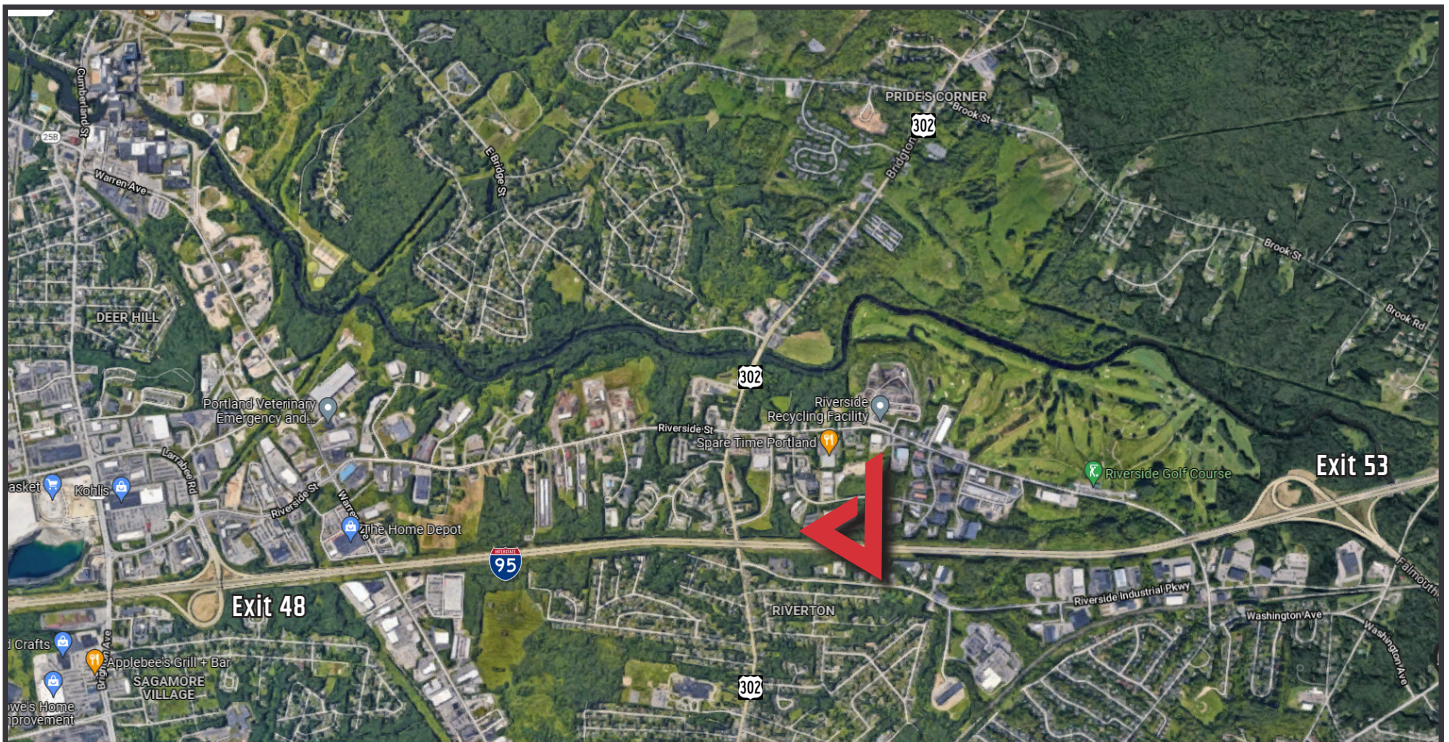
**FOR LEASE : \$12.00/SF NNN - Estimated NNN's : \$ 2.45/SF**







# 176 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.