

460 Riverside Street Portland, Maine

Property Highlights

- High visibility site
- Approximately 1 mile to Maine Turnpike/I-95 Exit 48
- Abundant on-site parking



Property Description

We are pleased to offer for lease Suite 1 at 460 Riverside Street. Suite 1 offers 18'± ceilings in the warehouse and abundant on-site parking. The property is conveniently located to Maine Turnpike/I-95 and I-295.

Broker Contact

Chris Craig 207.773.7100 chriscraig@dunhamgroup.com



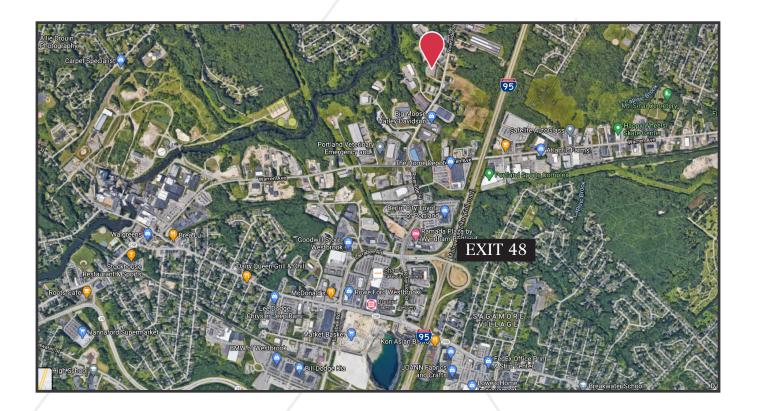
10 Dana Street, Suite 400 Portland, ME 04101 207.773.7100 dunhamgroup.com

460 Riverside Street

Property Overview

Available Space	Suite 1 - 4,235±SF
Space Breakdown	1,835± SF - Office 2,400± SF - Warehouse
Zoning	IM
Ceiling Height	10'± - Office 18'± Warehouse
Utilities	Public water and sewer
Heat	Natural gas
Floors	Office: Carpet/tile Warehouse: Concrete
Lighting	Fluorescent
Electrical	3-Phase
Drive-in Doors	One (1) 10' x 10'
Parking	Abundant on-site
Bathrooms	Two (2)

FOR LEASE : \$8.50/SF NNN Estimated NNN Expenses: \$2.75/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.