

For Lease
Industrial Space
\$8.50/SF NNN



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

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

