

# FOR LEASE

## Mixed-Use Space

4,680± SF | \$9.00/SF NNN



## 460 Riverside Street, Portland

### Property Highlights

- Warehouse with Office/Showroom Space
- Abundant On-Site Parking
- Close to Maine Turnpike/I-95



### Property Description

We are pleased to offer for lease this 4,680± SF highly visible mixed-use space at 460 Riverside Street. Suite 6 consists of 3,420± of warehouse space with 18' clear height with drive-in door and 1,260± of office/showroom space. Located just after the Riverside Street/Warren Avenue intersection, 460 Riverside Street is easily accessible to the Maine Turnpike/I-95.

### Broker Contact

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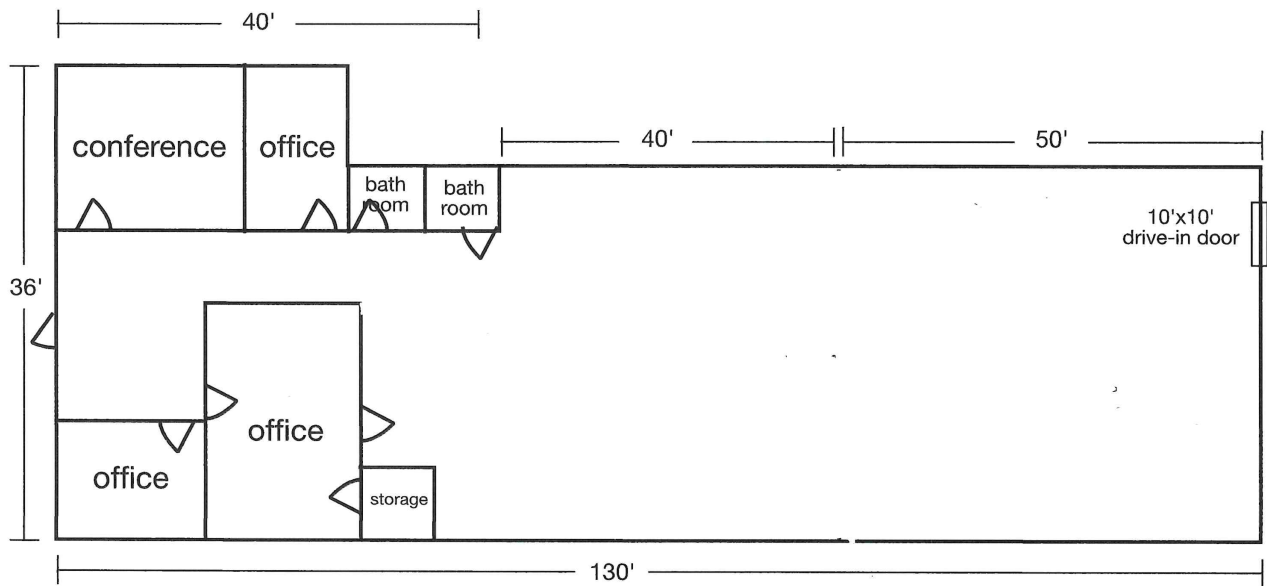
## Property Overview

Owner	BGB Holdings
Building Size	26,400± SF
Site Size	3.83± acres
Assessor's Reference	Map 32, Block A, Lot 5
Zoning	IM
Available Space	4,680± SF - Suite 6
Space Breakdown	3,420± SF warehouse space 1,260± SF office/showroom space
Year Built	1986
Building Construction	Block, steel
Roof	Rubber membrane
Flooring	Concrete, carpet
Utilities	Municipal water and sewer, natural gas
HVAC	Natural gas heat, central AC in office/showroom
Ceiling Height	18' Clear - Warehouse
Lighting	Flourescent
Electrical	3-phase
Drive-In Door	One (1) 10' x 10' OHD
Sprinklers	Yes
Bathrooms	Two (2)
Parking	On-site

**FOR LEASE : \$9.00/SF NNN**



## Suite 6 - 4,680± 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.