

FOR SALE or LEASE

Industrial Campus

11,688± SF | \$11.00/SF NNN | \$1,635,000



557 Riverside Street, Portland, ME

Property Highlights

- 3-building; Campus-style property
- Excellent Outside Storage
- Possible subdivision per building (See Broker)
- 1± mile to Maine Turnpike/I-95 Exit 48



Property Description

We are pleased to offer for sale or lease three buildings on a 1.82± acre site on Riverside Street. A 2,688± SF, 2-story office building; 1,800± SF concrete block garage space which was renovated in 2020; and 7,200± SF steel frame, metal building with five (5) drive-in OHDs. Buildings can be leased separately at a higher rent cost. Available immediately.

Broker Contact

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Property Overview

Landlord	Sleepy Hollow Development, Inc.
Total Building SF	11,688± SF
Lot Size	1.8172± acres
Assessor's Reference	Map 312, Lot B-2
Deed Reference	Book 37102, Page 49
Zoning	Moderate Industrial (IM)
Utilities	Public water, sewer, electricity, gas, telephone

Building 1

Building Size	2,668± SF Office Building
Year Built	1996
Building Construction	Wood Frame with asphalt shingles
Siding	Vinyl
Ceiling Height	7' - 8'±
Electrical	200 amp
Lighting	Fluorescent lighting
HVAC	FHW Steam with Central AC
Accessibility	Second level is handicap accessible
Improvements	New electrical wiring, sheet rock, flooring, and painting (2026)



Building 2

Building Size	1,800± SF with 500± SF Mezzanine Storage
Finished Area	100± SF - Office Space
Year Built	1973 - Renovated in 2020
Building Construction	Concrete block & masonry
Siding	Concrete block
Roof	Gable roof with wood support and asphalt shingles
Flooring	Concrete
Lighting	LED Fixtures
Ceiling Height	16'±
Electrical	200 amp circuit breaker
OHDs	Two (2) 12' x 14'



Building 3

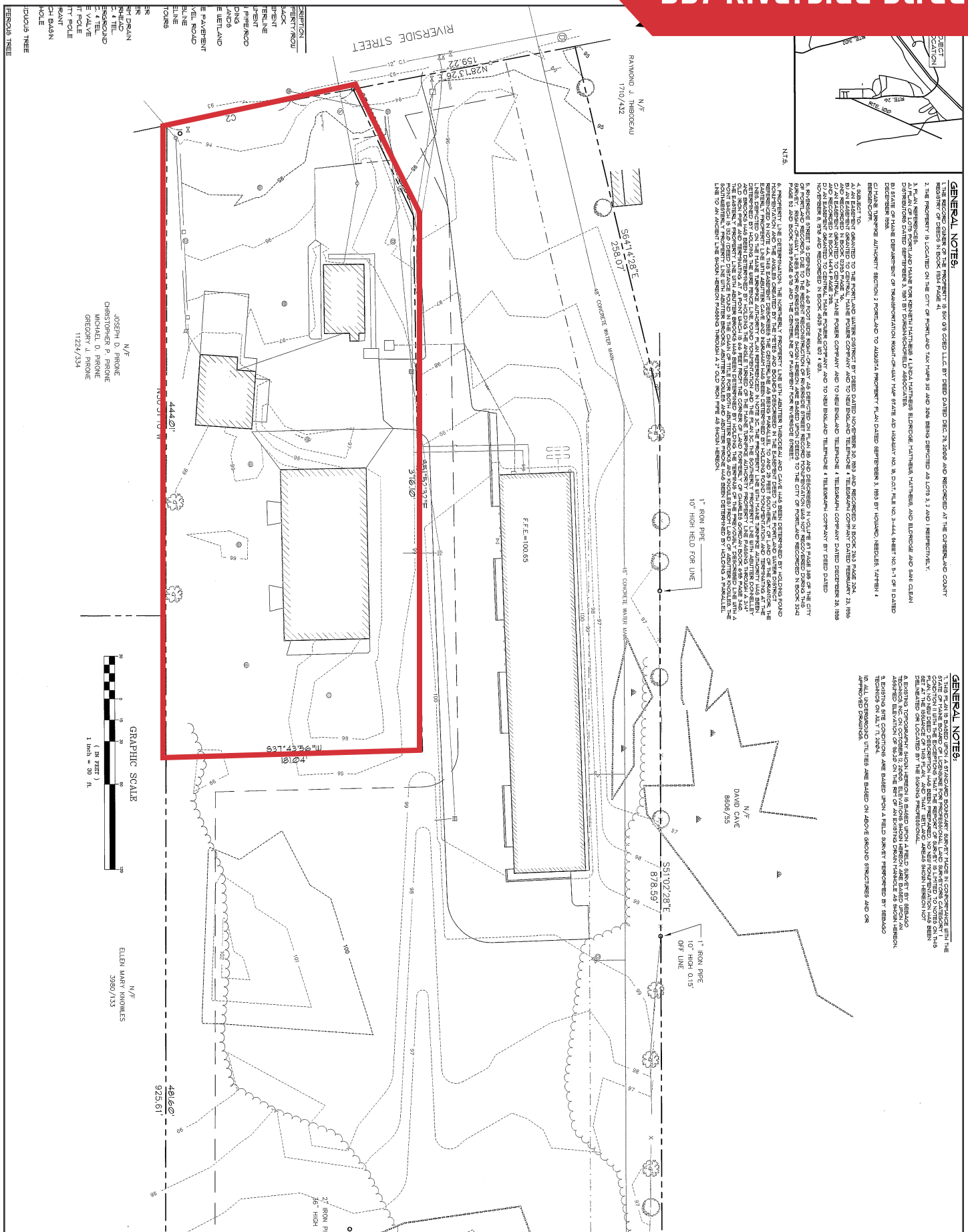
Building Size	7,200± SF
Finished Area	- 600± SF Storage Mezzanine - Office - Breakroom - Two (2) Restrooms
Year Built	1999
Building Construction	Steel frame
Siding	Metal panels
Roof	Sloped metal
Floor	Concrete
Ceiling Height	19'±
Electrical	400 amp, single phase main panel with additional sub panels
Heat	Suspended FHA units; 3-zone FHA system; radiant floor heat with oil burner
OHDs	Five (5) 10' x 14' drive-in OHDs
Miscellaneous	- Floor drains - Mezzanine storage - Outside storage



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FOR LEASE : \$11.00/SF NNN





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.