

# FOR LEASE

## Industrial Campus

11,688± SF | 3 Buildings



## 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 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 August 1<sup>st</sup>.

### 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
Zoning	Moderate Industrial (IM)
Utilities	Public water, sewer, electricity, gas, telephone

## Building 1

Building Size	2,668± SF
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



## 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 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



**FOR LEASE : \$11.00/SF NNN**



