

For Lease
Industrial Campus
11,688± SF | 3 Buildings



557 Riverside Street

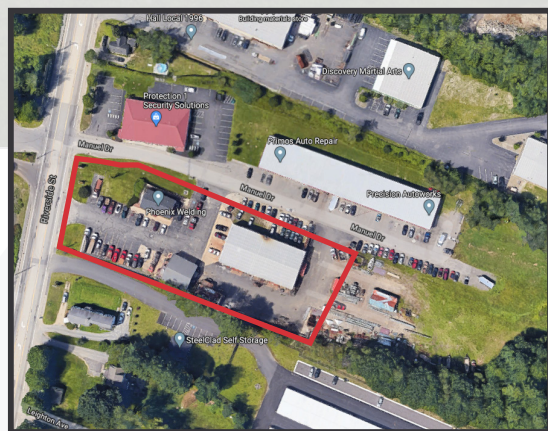
Portland, ME

Property Highlights

- 3-building; Campus-style property
- Excellent outside storage
- Possible subdivision per building (See Broker)
- 1± miles 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 Portland's Riverside Street. One (1) 2,688± SF, 2-story wood framed office building; one (1) 1,800± SF concrete block garage space with recent renovations; and one (1) 7,200± SF steel frame, metal sided building. Available 1st quarter 2021.



Broker Contact

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Property Overview

Owner	Riverside Welders, LLC	
Total Building SF	11,688± SF	
Lot Size	1.8172± acres	
Assessor's Reference	Map 312, Lot B-2	
Deed Reference	Book 11934, Page 41	
Assessed Value	Land	\$200,400
	Buildings	\$362,200
	Total	\$562,600
Taxes	\$12,647.25 ('19-'20)	
Zoning	Moderate Industrial (IM)	
Utilities	Public water, sewer, electricity, gas, telephone	

Building 1

Building Size	2,668± SF
Year Built	1996
Frame	Wood Frame
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
Frame	Concrete Block & Masonry
Siding	Concrete Block
Roof	Gable roof with wood support and asphalt shingles
Flooring	Concrete
Ceiling Height	16'±
Electrical	200 amp circuit breaker
OHDs	Two (2) 12' x 14'
Miscellaneous	One (1) 4 post mechanic lift



Building 3

557 Riverside Street

Building Size	7,200± SF
Finished Area	-600± SF Mezzanine - Office - Breakroom - Two (2) Restrooms
Year Built	1999
Frame	Steel frame
Siding	Prefabricated, ribbed-metal panels
Roof	Low-pitch metal roof cover with metal supports
Flooring	Concrete floor
Ceiling Height	19'±
Electrical	400 amp, single phase main with additional sub panels
HVAC	Suspended forced hot-air units; 3-zone FHA system; radiant floor heat
OHDs	Five (5) 16' x 14'
Miscellaneous	- 3-ton bridge crane with 40'± span - Floor drains - Mezzanine Storage



FOR LEASE : \$8.50/SF NNN

