

For Sale
Industrial Condo
\$295,000 | 2,200± SF



Rainmaker Business Park Condo

585 Riverside Street, Unit 301
Portland, ME 04103

Property Highlights

- Premier location
- Clear-span warehouse with office space
- 200-amp, 3-phase power



Property Description

We are pleased to offer for sale this highly efficient industrial/office condo located in the Rainmaker Business Park. Built in 2006, this is a rare opportunity to own in Southern Maine's historically tight industrial market.

The unit features 1,200± SF clear span warehouse, 1,000± SF of quality office space on 2 floors, an ADA restroom, a 12x14' OH door at grade with auto-lift, 18'-20' clear height and 200-amp power service.

Broker Contact

Justin Lamontagne CCIM, SIOR

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Property Overview

Owner	LJ Realty, LLC								
Unit Size	2,200± SF								
Assessor's Reference	Map 312, Block B, Lot 4-301								
Deed Reference	Book 24342, Page 041								
Real Estate Taxes	\$3,121.21 (FY '18-19)								
Zoning	IM Industrial (see broker for condo association docs)								
Space Breakdown	<table border="0"> <tr> <td>1st Floor Office</td> <td>300± SF</td> </tr> <tr> <td>1st Floor Warehouse</td> <td>1,200± SF</td> </tr> <tr> <td>2nd Floor Office</td> <td>800± SF</td> </tr> <tr> <td>Total</td> <td>2,200± SF</td> </tr> </table>	1 st Floor Office	300± SF	1 st Floor Warehouse	1,200± SF	2 nd Floor Office	800± SF	Total	2,200± SF
1 st Floor Office	300± SF								
1 st Floor Warehouse	1,200± SF								
2 nd Floor Office	800± SF								
Total	2,200± SF								
Year Built	2006								
Construction	Split block, steel frame metal building								
Roof	Metal								
Siding	Metal siding with decorative stone								
Flooring	Concrete slab								
Utilities	Municipal water & sewer (common w/ other units), propane, natural gas, CMP power								
Ceiling Height	18'-20'								
Drive-in OHD	One (1) 14'x12'								
HVAC	Propane fired ceiling blower in warehouse, central HVAC in office								
Electrical	200 Amp, 3-phase								
Lighting	High-bay, T-5, fluorescents throughout								
Sprinkler System	Yet, wet system								
Bathroom	One (1), ADA compliant								
Parking	Ample common parking								
Condo Fees	\$125/month (includes snowplow/removal, common water/sewer, condo insurance, landscaping and repair/maintenance)								

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