

# 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
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#### **Property Overview**

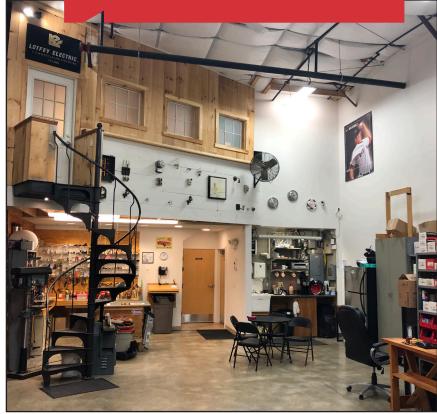
Owner	LJ Realty, LLC
Unit Size	2,200± SF
Assessor's Reference	Map 312, Block B, Lot 4-301
Deed Reference	Book 24342, Page 041
Real Estate Taxes	\$3,121.21 (FY '18-19)
Zoning	IM Industrial (see broker for condo association docs)
Space Breakdown	1 <sup>st</sup> Floor Office 300± SF
	1st Floor Warehouse 1,200± SF
	2 <sup>nd</sup> 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'×12'
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)

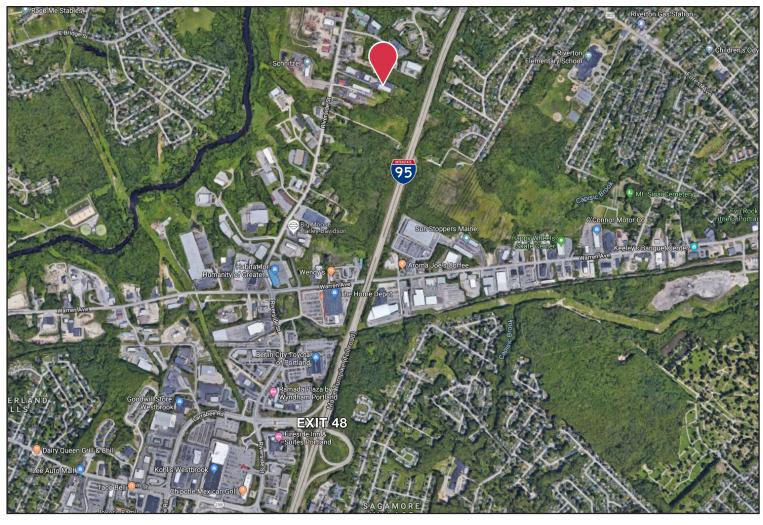
FOR SALE: \$295,000

## 585 Riverside St, Unit 301









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.