

FOR LEASE • INDUSTRIAL UNITS

508 Riverside Street • Portland, ME



UNDER NEW OWNERSHIP



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INDUSTRIAL UNITS

- Two 2,500± SF industrial units that can be combined for up to 5,000± SF
- One overhead door per unit
- Traffic counts of 19,450± cars/day (2022 ADT)

LEASE RATE: \$3,000/mo MG

*Per each 2,500± SF unit

PROPERTY SUMMARY

508 Riverside Street • Portland, ME



Site Info

OWNER:	Fay Property, LLC
DEED:	Book 42240, Page 3
ASSESSOR:	Map 321, Block A, Lot 3
LOT SIZE:	1.73± AC
SIGNAGE:	Pylon sign at street
PARKING:	Ample on-site
ZONING:	I-M – Medium-Impact Industrial

Building Info

BUILDING SIZE:	12,400± SF
AVAILABLE SPACE:	Unit 3: 2,500± SF Unit 4: 2,500± SF Combined: 5,000± SF
YEAR BUILT:	1973
CONSTRUCTION:	Concrete block
ROOF:	Asphalt
SIDING:	Concrete & brick veneer
FLOORING:	Concrete
CEILING HEIGHT:	11'±
ELECTRICITY:	240V; 100 Amp
HVAC:	Natural gas; separately metered
UTILITIES:	Municipal water/sewer
LOADING:	One (1) overhead door per unit
RESTROOM:	Yes



TAX MAP

508 Riverside Street • Portland, ME



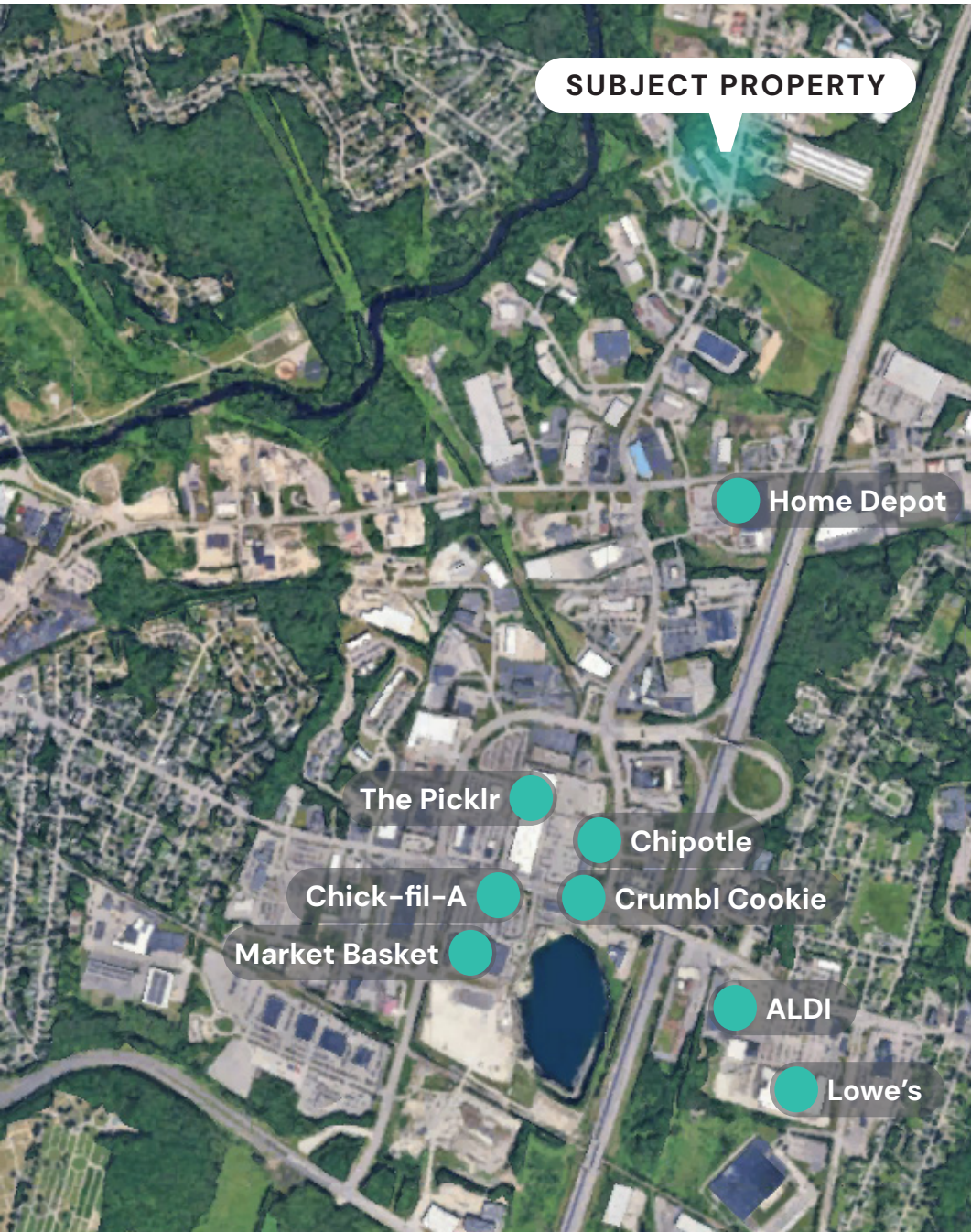
AERIALS

508 Riverside Street • Portland, ME



LOCATION MAP

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NEARBY



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