

FOR LEASE | INDUSTRIAL BUILDING

166 RIVERSIDE INDUSTRIAL PARKWAY, PORTLAND, ME 04103



PROPERTY HIGHLIGHTS

- 15,000± SF industrial building for lease on Riverside Industrial Parkway
- Easy access to I-95 via Exit 48 and/or Exit 52
- Convenient proximity to downtown Portland
- One (1) existing 10' x 12' drive in door. One (1) previously existing 10' x 12' drive in door and two (2) 8' x 8' loading docks could be added.
- **LEASE RATE: \$12.00/SF NNN**



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PROPERTY DETAILS

OWNER OF RECORD	DC Blueberry, LLC
ZONING	I-M (Medium-Impact Industrial)
LOT SIZE	1.924± AC
LOT FRONTAGE	255' on Riverside Industrial Parkway
YEAR BUILT	1976; Renovated in 2023
BUILDING SIZE	15,000± SF
DATE AVAILABLE	Immediately
PARKING	23± on-site spaces
RESTROOMS	Men's and Women's multi-stall restrooms with showers, plus two private restrooms
UTILITIES	Municipal water & sewer
HVAC	Two (2) 10-ton Trane HVAC Units One (1) 5-ton Trane HVAC Unit Natural Gas Fired
SPRINKLER	Wet System
POWER	3 Phase / 4 Wire, 208Y / 120 Volts, 225 Amps
CLEAR HEIGHT	11' 3" - 12' 8"
COLUMN SPACING	47' 3" x 24' 8"
DOCK HIGH DOORS	One 8' x 8' loading dock
GRADE LEVEL DOORS	One 10' x 12' OHD
NNN EXPENSES (ESTIMATED)	\$3.94/SF



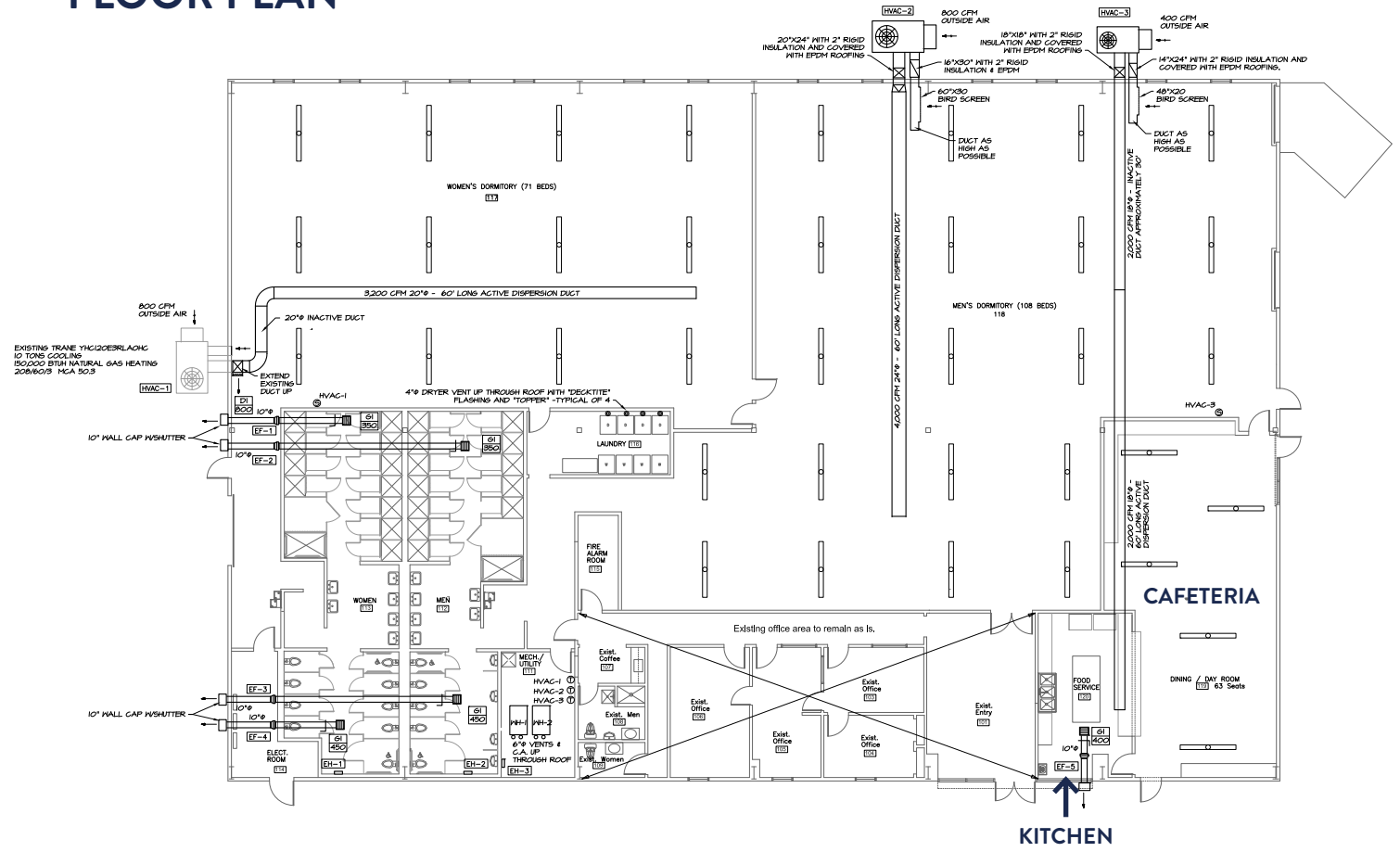
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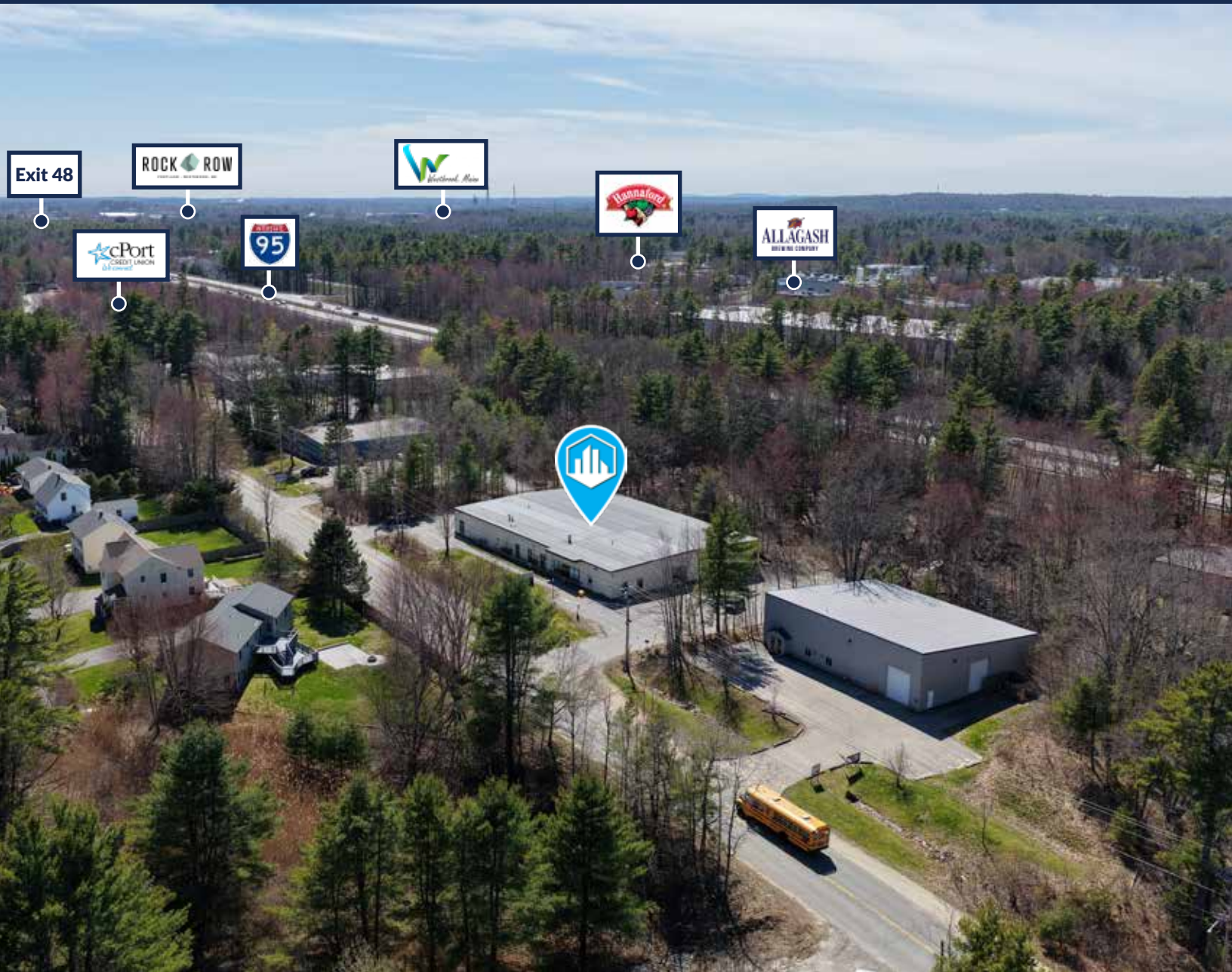


FLOOR PLAN



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