

FOR LEASE | INDUSTRIAL BUILDING

166 RIVERSIDE INDUSTRIAL PARKWAY, PORTLAND, ME 04103



\$9.50/SF NNN INTRO RATE FOR YEAR 1

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

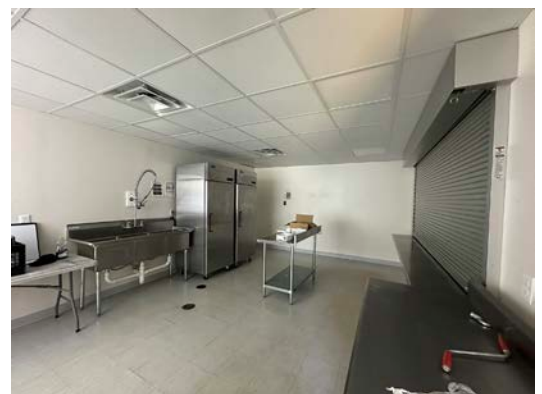
CLEAR HEIGHT 11' 3" - 12' 8"

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



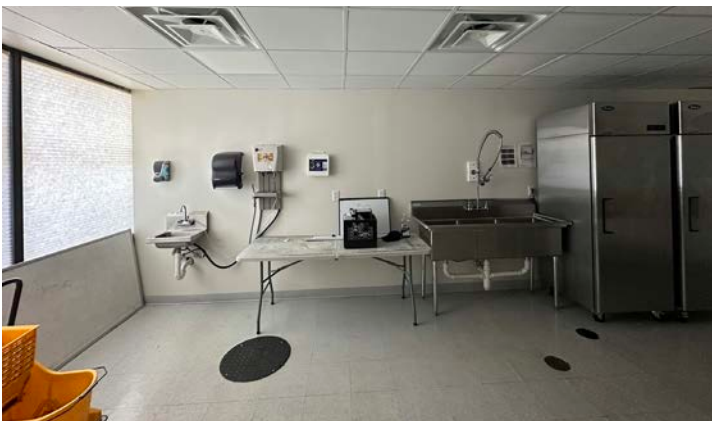
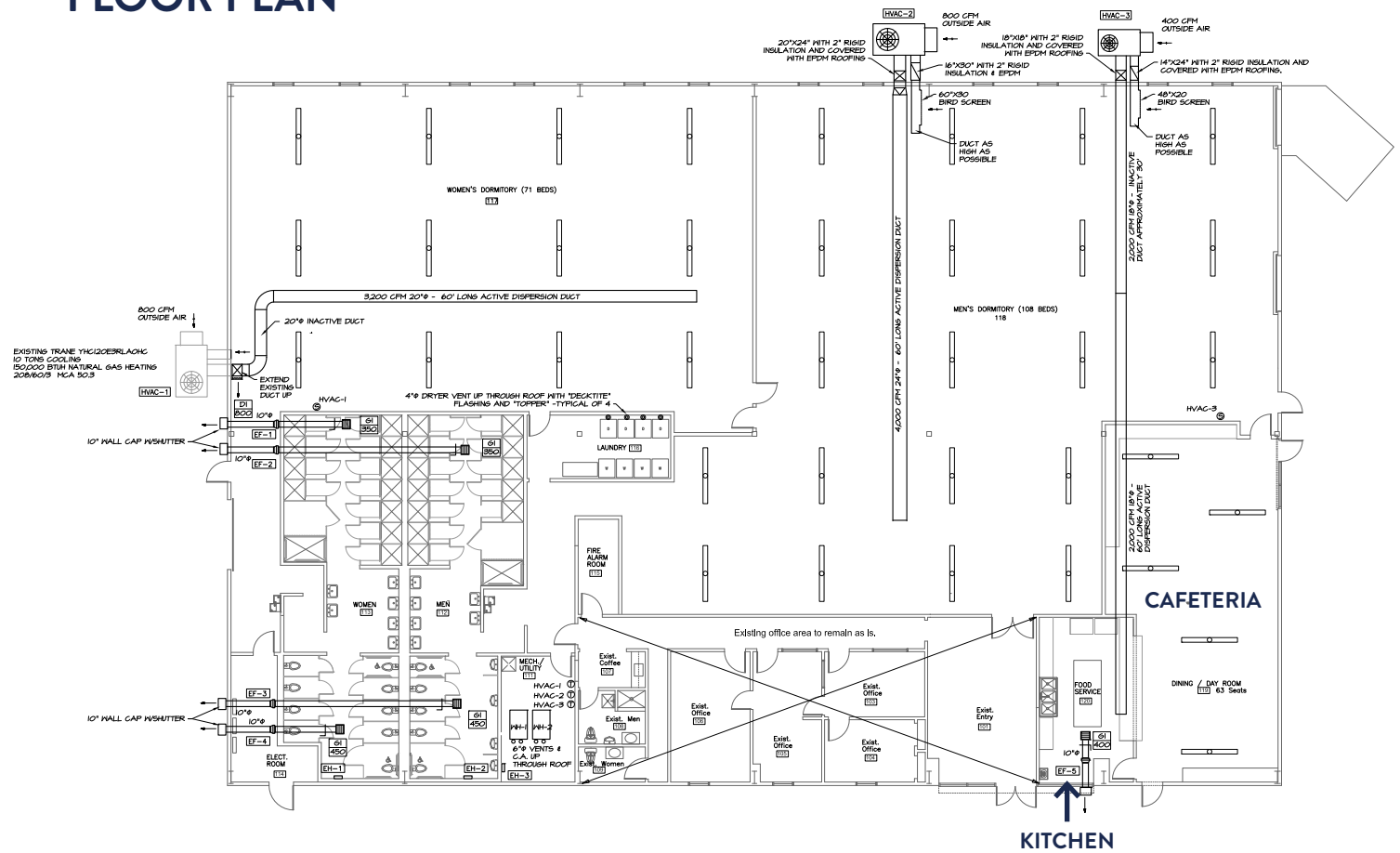
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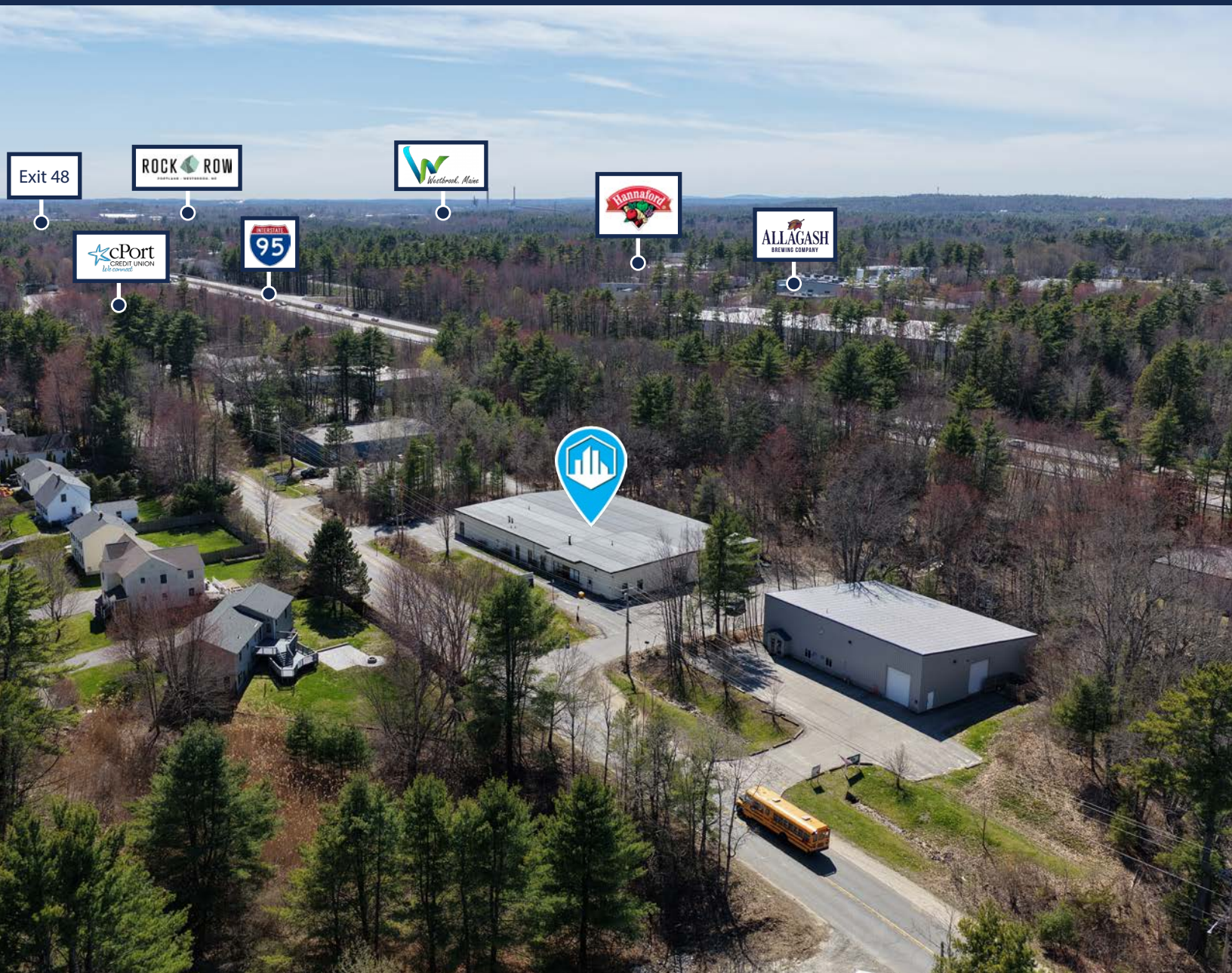


FLOOR PLAN



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