

INDUSTRIAL SPACE FOR LEASE

653-655 Riverside Street, Portland, ME 04103



Property Highlights

- 2,800± and 7,640± SF Industrial/Flex Suites For Lease
- Highly accessible and visible location off of Riverside Street, 1.4 miles from I-95
- Larger suite is a standalone building consisting of both warehouse and office, building comes with additional outdoor storage area in rear
- Smaller suite is being renovated; mix of open warehouse space with 2 private offices
- Ample on-site parking, 42± car surface parking lot

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Property Address:	653-655 Riverside Street
Landlord's Name:	RD 653 Riverside, LLC
Available Space(s):	2,800± SF Unit 2 7,640± SF Unit 4
Land:	2.6± Acres
Zone:	IM
Parking:	42+ on-site parking spaces
Utilities:	Public water & sewer
HVAC:	Gas-fired heater, heat pumps
Overhead Door(s):	Yes, one (1) - Unit 4
Loading Dock(s):	Yes, one (1) - Unit 2
Asking Rate(s):	Unit 2: \$3,267/month NNN \$39,200 annually plus nets Unit 4: \$7,000/month NNN \$84,000 annually plus nets
NNN Estimate:	\$4.27/SF

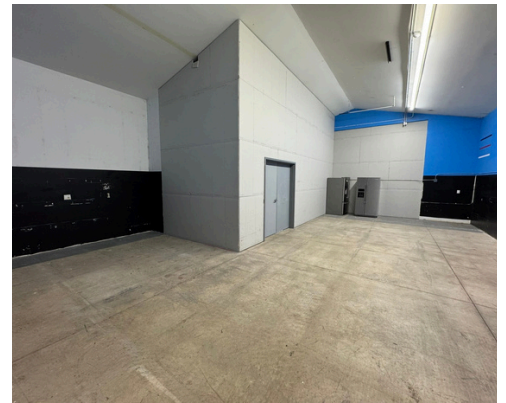
Unit 2: 2,800 SF

Asking Rent: \$3,267/month NNN

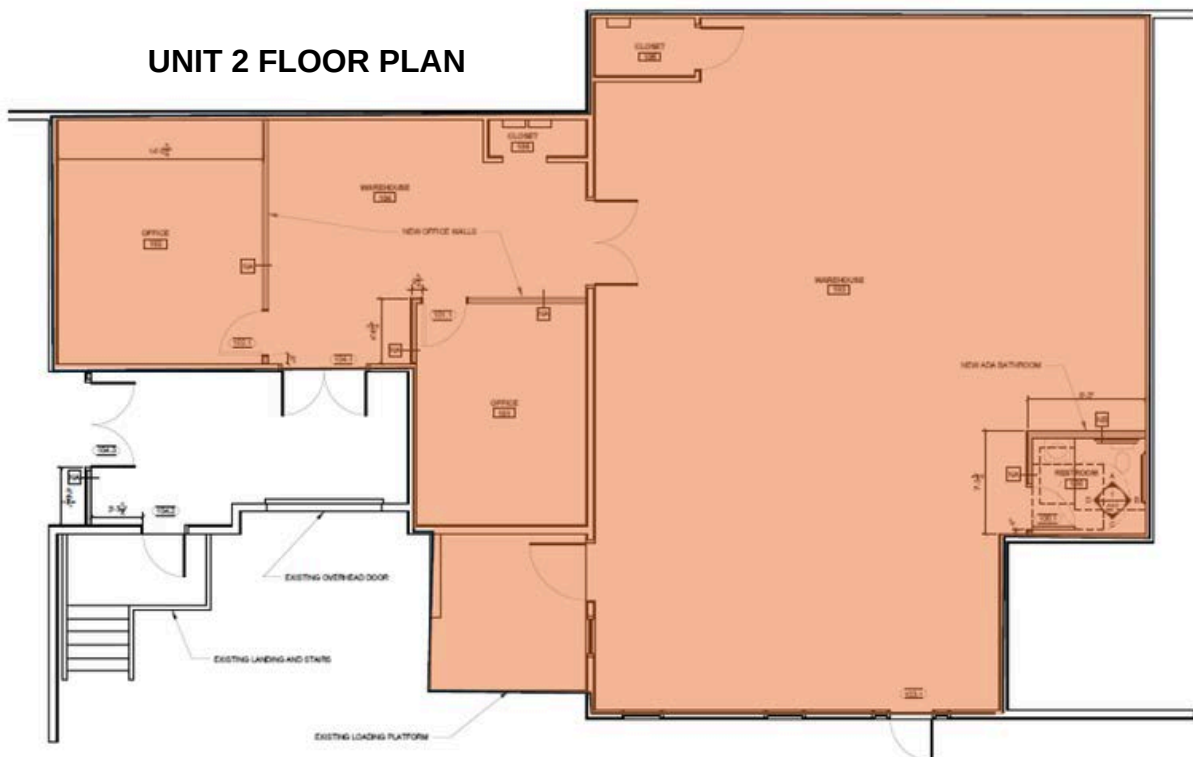
Monthly NNN: \$996

Total Monthly Cost: \$4,263

Breakdown: 2 Offices, 1 ADA bathroom, open warehouse with high ceilings, small loading dock, access to shared loading dock with full size door



UNIT 2 FLOOR PLAN



Unit 4: 7,640 SF

Asking Rent: \$7,000/month NNN

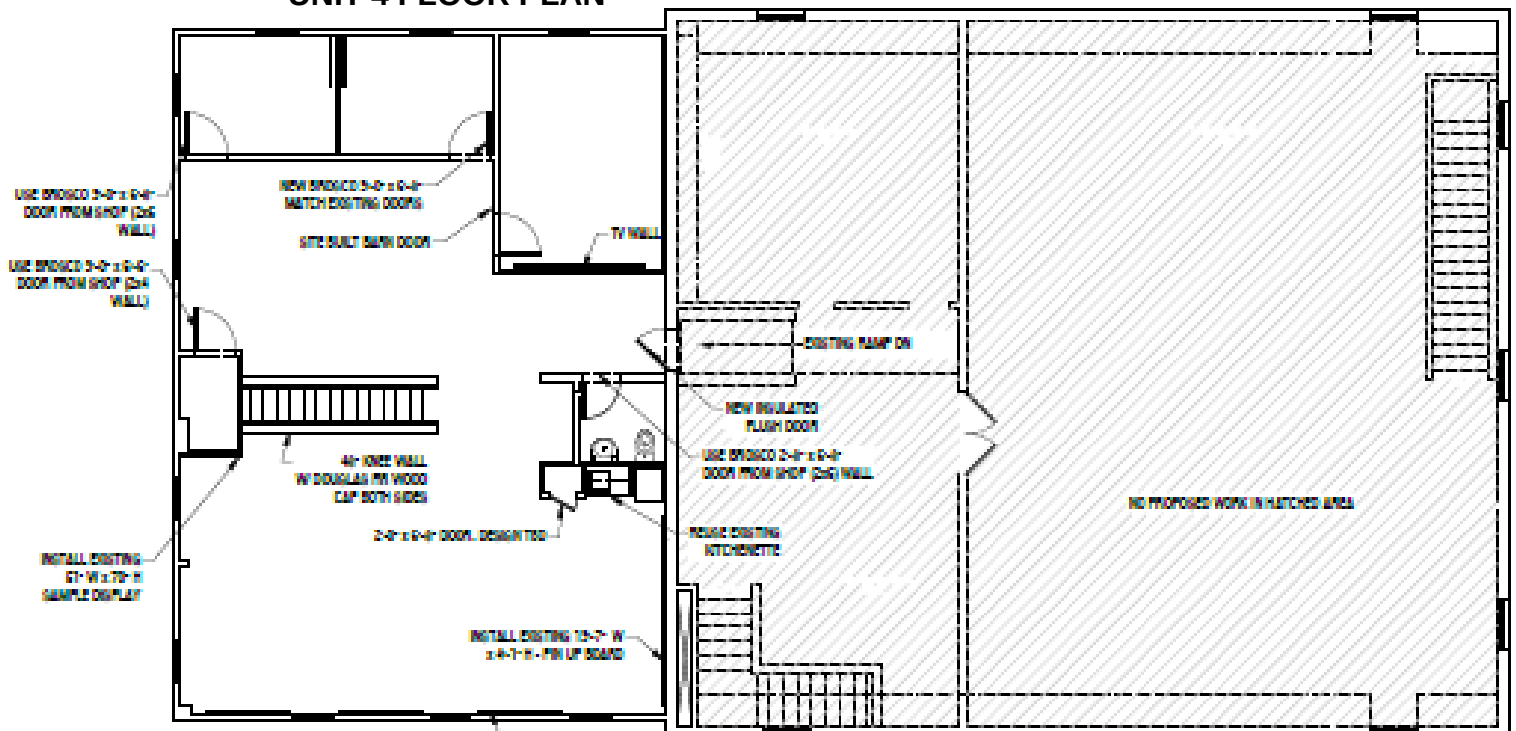
Monthly NNN: \$2,719

Total Monthly Cost: \$9,719

Breakdown: Two story building, Roughly 40% office on 2nd floor, 60% warehouse on the ground floor, access to outdoor gated storage, garage door into Warehouse section of building



UNIT 4 FLOOR PLAN



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Aerial

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