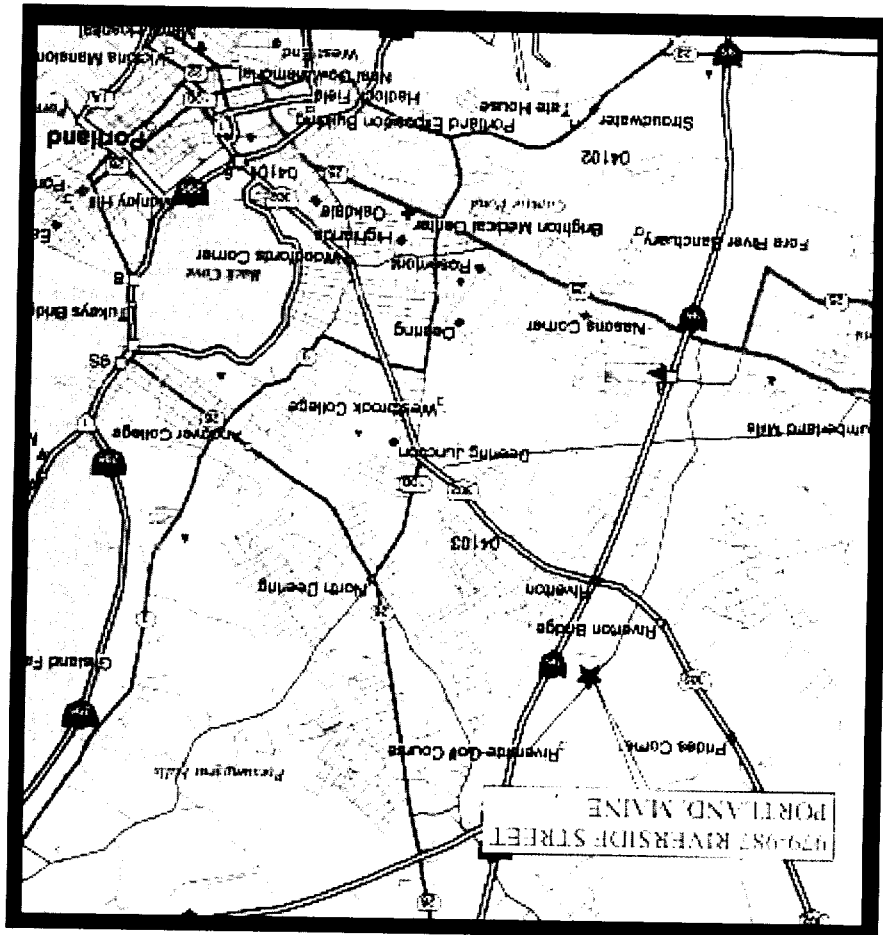


# 979 Riverside St., Portland, Maine

<b>Landlord:</b>	Robert S. Young, Sr.	<b>Utilities:</b>	Municipal
<b>Building Size:</b>	10,000+/- sf	<b>Heat:</b>	Warehouse: Oil Fired forced hot air Office: Electric Baseboard
<b>Available Space:</b>	Unit 3 3,200+/- sf	<b>Bathrooms:</b>	One (1) half bath
<b>Zoning:</b>	Industrial (I-1)	<b>Parking:</b>	Ample on-site paved parking with additional parking to rear of building.
<b>Ceiling Height:</b>	Warehouse: 16' to overhead joist Office: 9' to dropped ceiling	<b>Availability:</b>	Immediately
<b>Loading Dock</b>	One, 10'x10' door	<b>Asking Rent:</b>	\$6.00/sf NNN
<b>Electrical:</b>	Single Phase 120/240v 200Amp. Separately metered and paid by Tenant.	<b>Estimated NNN Expenses:</b>	\$1.60/sf



## Contact Information:

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 CB RICHARD ELLIS

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