



INDUSTRIAL FOR SALE/LEASE

375 Riverside Street, Portland ME



Architectural Rendering

Property Description:

LEASE RATES

Retail: \$16-\$19 PSF NNN

Industrial: \$11.95-12.95 PSF NNN*

SALE PRICE: \$3,795,000

AVAILABLE SPACE

Retail: 3,050-26,285 +/- SF

Industrial: 5,000-14,355 +/-SF

We are pleased to present an exceptional opportunity at 375 Riverside Street in Portland, Maine, now available for both sale and lease. Exterior renovations to commence and be completed Fall 2025. Ideally situated just a mile from Exit 48 of I-95 and the vibrant Rock Row Development, this property boasts un-matched accessibility and visibility. With an impressive traffic count of 18,300 AADT (2019) and approximately 300 feet of prominent road frontage, this location offers outstanding retail visibility along one of Portland's busiest corridors. The flexible layout options, ranging from 3,050-26,285+/- SF, cater to a diverse array of retail users, allowing businesses to find the perfect fit for their needs. From an investment perspective, the property's high "lease-ability" enhances its value and potential for repurposing, making it an attractive option for investors alike. Join a thriving community of strong local and national brands, including Home Depot, Berlin City Toyota, Empeople Credit Union, REI, and Chick-fil-A, in this rapidly growing area of Greater Portland. Don't miss this chance to position your business in a dynamic market with incredible potential.

*Please note: Industrial units can be converted to retail, but then would be priced at retail rate

- **Property Address:** 375 Riverside Street, Portland, Maine
- **Owner:** BE Holdings, LLC
- **Year Built:** 1989, Renovated 1995
- **Zoning:** B4
- **Ceiling:** Suites A, B, & C: 12'-14', Suite D: 17'11", Suite E: Slanted ceiling from 21' 7" - 19'10"
- **Electrical:** Retail & Warehouse 3 Phase, 120V, Service Center: 225 Amp, 480Y/277
- **Book/Page:** 40072/60
- **Land Area:** 2.797 +/- acres
- **Utilities:** Public water/ Private Septic/Replaced 2023
- **Parking:** Ample on-site parking

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Building Renders

375 Riverside Street, Portland ME





Exterior Photos

375 Riverside Street, Portland ME



Floorplan/Division Plan

375 Riverside Street, Portland ME

RETAIL SPACES



Suite A: 3,050+/- SF



Suite B: 4,000+/- SF



Suite C: 4,900+/- SF

INDUSTRIAL SPACES



Suite D: 9,355+/- SF



Suite E: 5,000+/- SF

LEASE RATES

Retail: \$16-\$19 PSF NNN

Industrial: \$11.95-12.95 PSF NNN*



Suites A, B, & C Combined: 11,950+/- SF



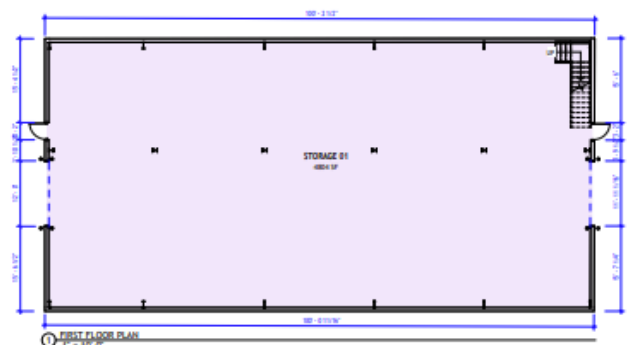
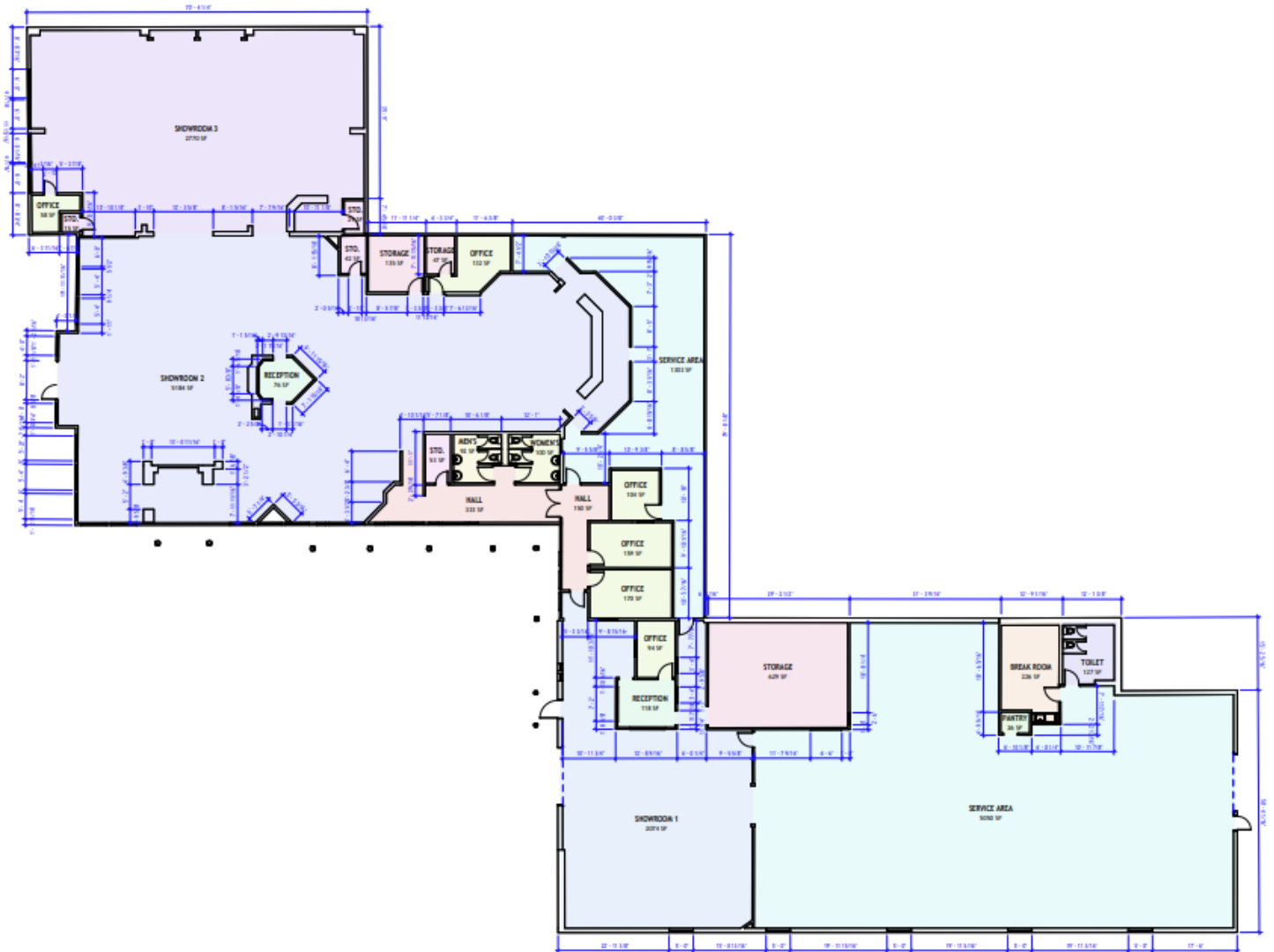
Suites B & C Combined: 8,900+/- SF

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**Suite E Is not Shown on this plan.



Floorplan



Interior Photos





Area Map

