



RETAIL | INDUSTRIAL FOR LEASE

375 Riverside Street, Portland, ME 04103

Exterior Renovations to Commence and be Completed Summer 2026



Architectural Rendering

AVAILABLE SPACE & LEASE RATES	
Suite A: 3,102+/- SF	Lease Rate: \$16.00-\$19.00 PSF NNN
Suite B: 4,209+/- SF	Lease Rate: \$16.00-\$19.00 PSF NNN (Under Contract)
Suite C: 2,146+/- SF	Lease Rate: \$16.00-\$19.00 PSF NNN
Suite D: 10,875+/- SF	Lease Rate: \$16.00-\$19.00 PSF NNN (Under Contract)
Suite E: 5,000+/- SF	Lease Rate: \$11.95-\$12.95 PSF NNN

Property Details & Description:

We are pleased to present an exceptional opportunity at 375 Riverside Street in Portland, Maine, now available for lease. Exterior renovations to commence and be completed summer 2026. 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 cater to a diverse array of retail users, allowing businesses to find the perfect fit for their needs. 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.

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| <ul style="list-style-type: none"> • Property Address: 375 Riverside Street, Portland, Maine • Owner: BE Holdings, LLC • Year Built: 1989, Renovated 1995 • Zoning: B4 • Parking: Ample on-site parking | <ul style="list-style-type: none"> • Amenities: Easy Access to I-95. • 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 | <ul style="list-style-type: none"> • Land Area: 2.797+/- acres • Utilities: Public water/ Private Septic/Replaced 2023 • Heating: <ul style="list-style-type: none"> - Retail: Natural Gas - Service Center: Natural Gas - Warehouse: Propane • Building Size: 26,285 +/- SF • NNN'S: 2026 Est. \$5.85 PSF | <p>Steve Baumann
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BUILDING RENDERINGS

375 Riverside Street, Portland, ME 04103





EXTERIOR PHOTOS

375 Riverside Street, Portland, ME 04103





INTERIOR PHOTOS

375 Riverside Street, Portland, ME 04103





AERIAL DRONE SHOTS

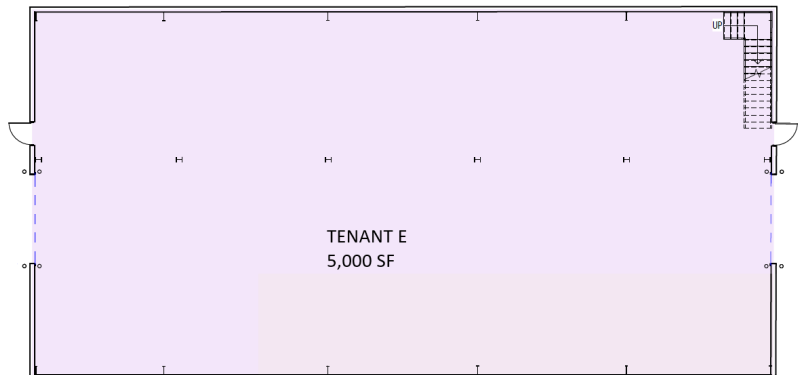
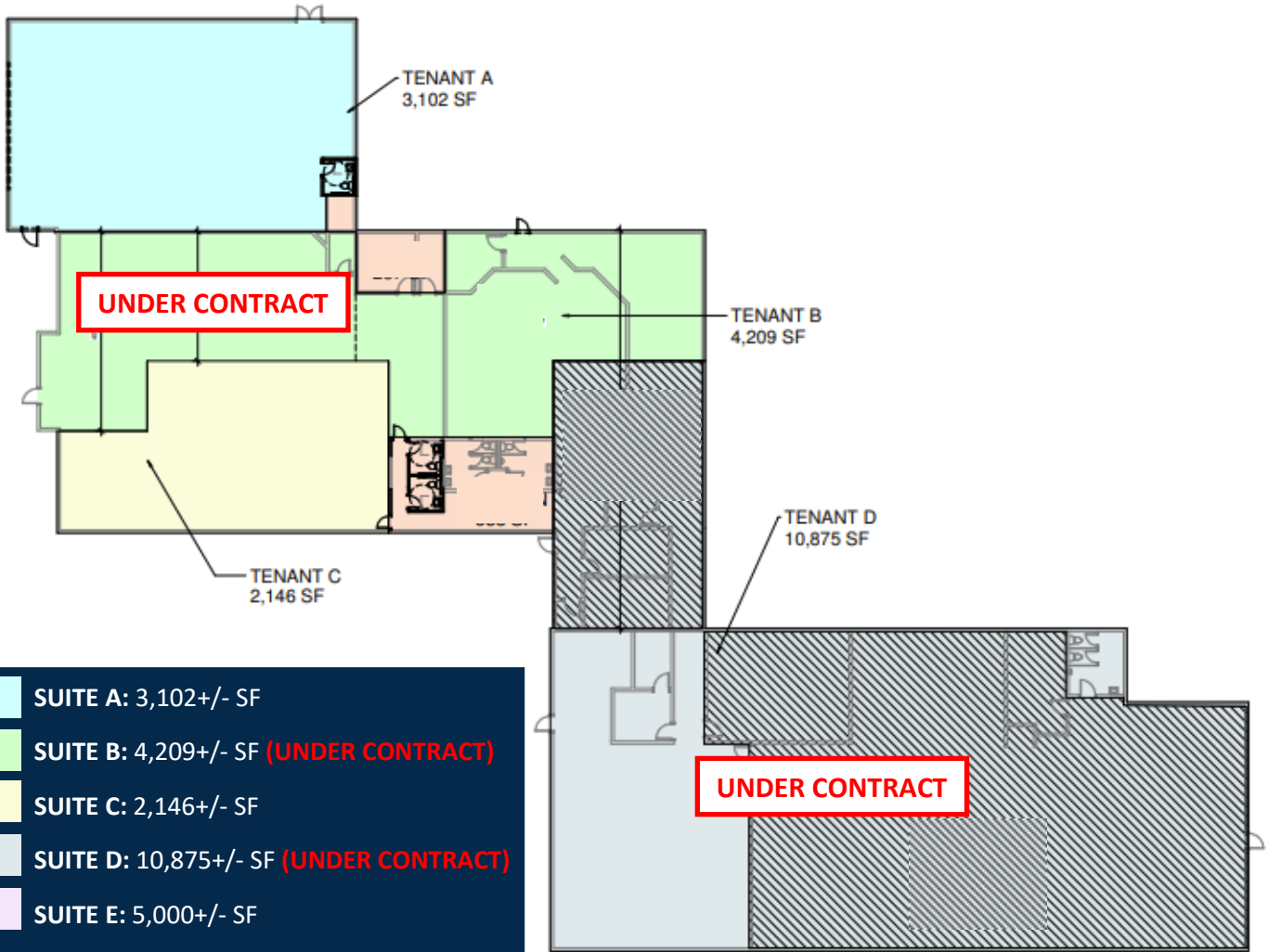
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DIVISON PLAN

375 Riverside Street, Portland, ME 04103





AREA MAP | SURROUNDING BUSINESSES

375 Riverside Street, Portland, ME 04103



INTERSTATE
95

INTERSTATE
95

LOWE'S

MARKET BASKET
"MORE FOR YOUR DOLLAR"

AHV
AIR HEATING & VENTILATING, INC.
100% EMPLOYEE OWNED

PRC
Industrial Supply

REI CO-OP

leeauto.com
LEE
AUTO MALLS

crumbl

Chick-fil-A

INTERSTATE
95

OrangeTheory

KOHL'S

NAPA

FAS

Extra Space Storage

empeople
CREDIT UNION

DISCOVER
DOWNTOWN
WESTBROOK

Berlin City
Toyota


MAINE STRONG
BALANCE CENTER

INDEPENDENCE
FLOORING & SUPPLY

THE HOME DEPOT

Habitat
for Humanity

Hammond
Lumber Company

 Subject Property