

# FOR SALE • PRIME PORTLAND PENINSULA DEVELOPMENT SITE 129-139 Fox Street • Portland, ME



**Karen Rich**  
O 207.773.2554  
C 207.233.8000  
Karen@malonecb.com

## RETAIL/WAREHOUSE BUILDING

- 6,112± SF flex building on 1.03± Acres
- Great visibility from I-295 with traffic counts of 23,000± cars/day
- Located at the gateway to downtown Portland and developing Bayside area off of Franklin Arterial
- One of the last redevelopment opportunities with visibility and accessibility in Portland
- Lot has been compacted down with over 6' of gravel added
- VIP transportation business is not included in this sale, however please contact Broker for sale details on the business only

**SALE PRICE: \$4,200,000**

# PROPERTY SUMMARY

## 129-139 Fox Street • Portland, ME



### Site Info

OWNER:	RA-MA Equipment, Inc.
DEED:	Book 32909, Page 076
ASSESSOR:	Map 24, Block A, Lot 1 & 2
LOT SIZE:	1.03± AC
SIGNAGE:	Highly visible pylon sign
PARKING:	Ample onsite parking
ROAD FRONTAGE:	127'± on Fox Street 215'± on Franklin Arterial 102'± on N. Boyd Street
ZONING:	B-5 – Urban Commercial



### Building Info

BUILDING SIZE:	Flex Building: 5,160± SF Office Building: 952± SF Total: 6,112± SF
YEAR BUILT:	1979
CEILING HEIGHT:	15'± in warehouse with up to 14'± clear
UTILITIES:	Municipal water/sewer
LOADING:	Four 14x14' overhead doors – vehicles can be driven in & out
RESTROOM:	Two (2)



# ZONING INFORMATION

129-139 Fox Street • Portland, ME



## Zoning Permitted & Conditional Uses

- Two-family dwellings
- Three-family dwellings
- Four-family dwellings
- Townhouse dwellings
- Multi-family dwellings
- Live/work dwellings
- Lodging houses
- Child care centers
- Clinics
- Cultural facilities
- Elementary, middle and secondary schools
- Emergency shelters
- Governmental uses
- Places of assembly
- Post-secondary schools
- Residential care facilities
- Bars
- Exhibition, meeting and convention halls
- General office
- General services
- Hostels
- Hotels
- Intermodal transportation facilities
- Market gardens
- Recreation and amusement centers
- Restaurants
- Retail
- Specialty food service
- Theaters and performance halls
- Veterinary services
- Animal-related services
- Communication studios
- Laboratory and research facilities
- Low-impact industrial
- Printing and publishing
- Studios for artists and craftspeople
- Marine uses
- Off-street parking
- Parks and open spaces
- Social service centers
- Solar energy systems
- Utility substations
- Wind energy systems



# LOCATION MAP

129-139 Fox Street • Portland, ME



**SUBJECT PROPERTY**

**NEARBY**

This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.