

# FOR LEASE | RETAIL SPACE

127 Marginal Way | Portland, ME

**PRICE REDUCED!**



## 3,040± SF RETAIL SPACE

- Join West Marine, Walgreens & SalonCentric
- Highly visible location with traffic counts of 12,540± cars/day AADT
- Directly opposite Trader Joe's entrance
- Great signage opportunities directly on Marginal Way pylon and building signage

**LEASE RATE: \$27.00/SF NNN**

**Based on 3,040± SF ground floor only**



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# PROPERTY SUMMARY

127 Marginal Way | Portland, ME



**OWNER:** Back Cove Company

**DEED:** Book 7300, Page 235

**ASSESSOR:** Map 25, Block A, Lot 14

**LOT SIZE:** 1.62± AC

**BUILDING SIZE:** 27,554± SF

**SPACE SIZE:** 3,040± SF plus 1,000± SF mezzanine

**YEAR BUILT:** 1970

**CONSTRUCTION:** Brick & concrete block

**FLOORING:** Concrete

**HVAC:** One 4 ton single phase rooftop unit  
One 5 ton single phase rooftop unit  
Wired to tenant electric meters and  
tenant natural gas meter

**UTILITIES:** Municipal water & sewer

**SPRINKLER:** Yes

**SIGNAGE:** Marginal Way pylon signage and  
signage panels over entry

**PARKING:** 11± spaces allotted for tenant

**ZONING:** B3

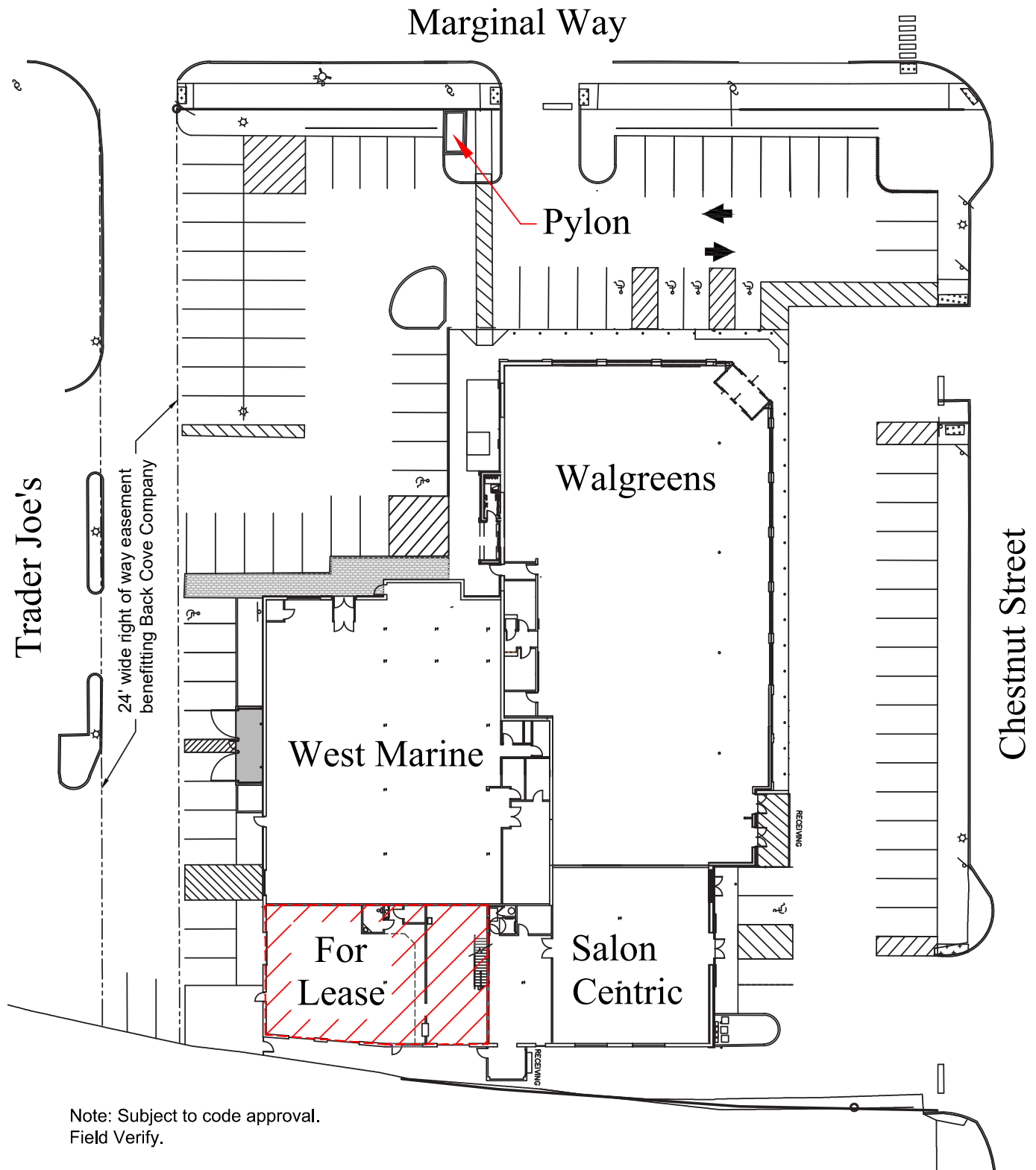
**NNN EXPENSES:** \$8.43/SF

**LEASE RATE:** \$27.00/SF NNN based on 3,040± SF  
ground floor only



# FLOOR PLAN

127 Marginal Way | Portland, ME





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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

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