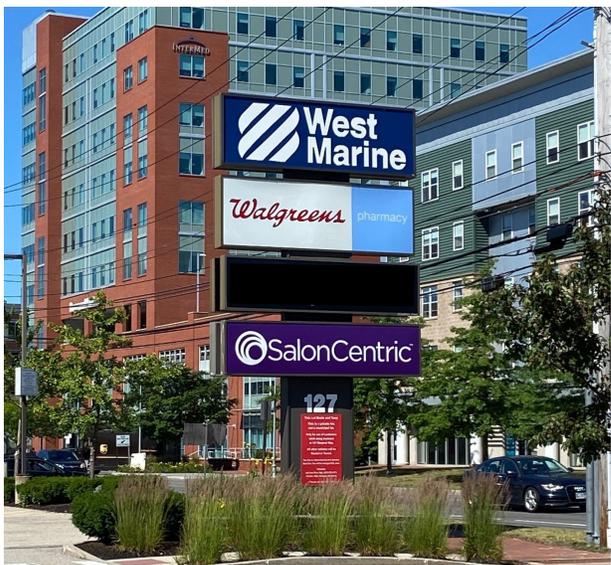


FOR LEASE | RETAIL SPACE

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

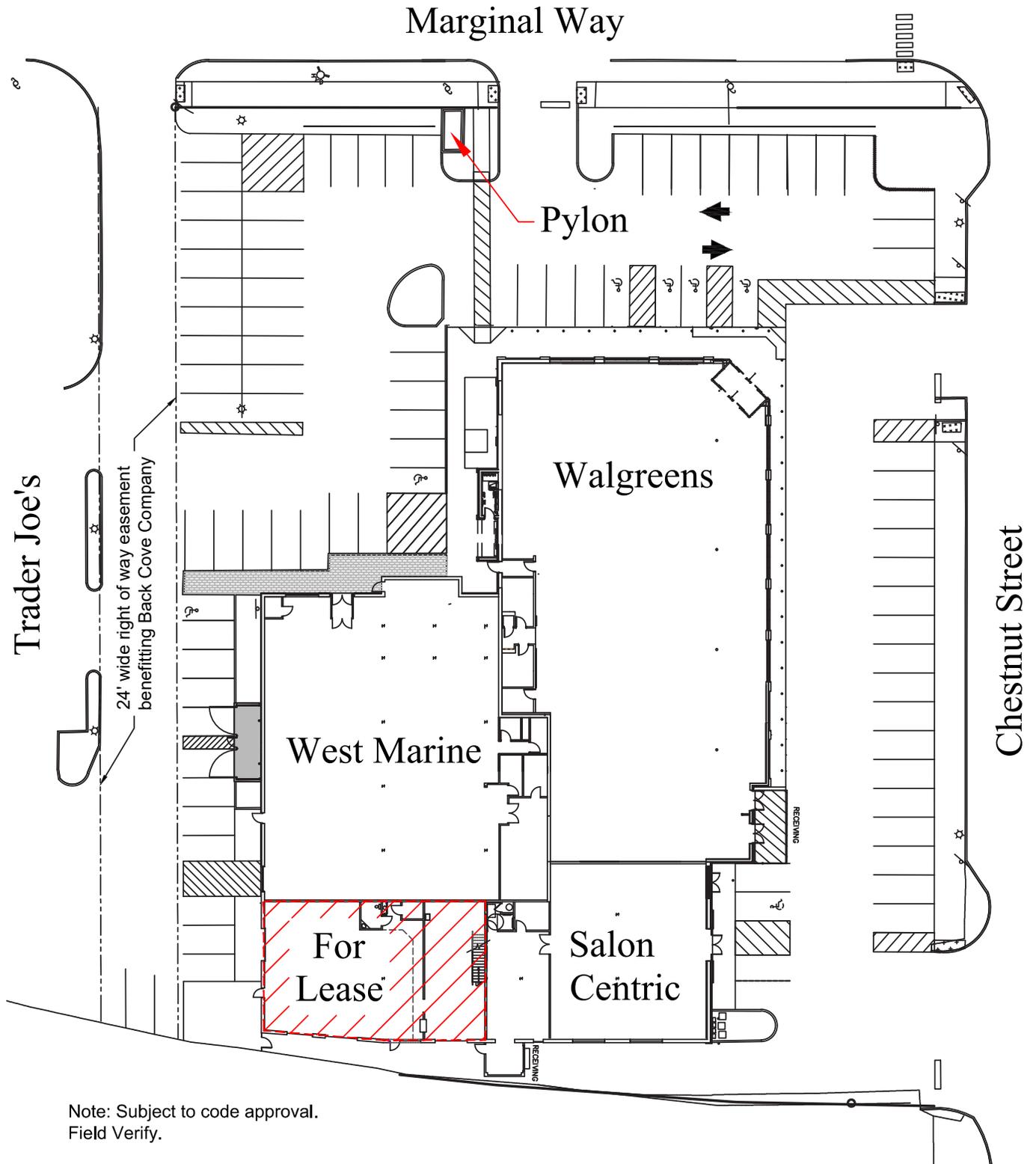
NNN EXPENSES: \$8.85/SF

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



FLOOR PLAN

127 Marginal Way | Portland, ME



Note: Subject to code approval.
Field Verify.

FOR LEASE | RETAIL SPACE

127 Marginal Way | Portland, ME



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

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