



PREMIER PORTLAND PENINSULA DEVELOPMENT SITE

129-139 Fox Street • Portland, Maine



1.03 +/- ACRE LOT ON HIGHLY VISIBLE CORNER AT GATEWAY TO PORTLAND

Cardente Real Estate is pleased to offer for sale / ground lease this premier property located just off I-295 on the corner of Franklin Arterial, Fox Street, and North Boyd Street. Consisting of two contiguous lots totaling 1.03 +/- acres, 129-139 Fox Street offers a level site that is ideal for redevelopment plus, a 6,112 +/- square foot flex / office building with ample onsite parking. One of the last development sites on the Peninsula, amenities include unbeatable accessibility (seconds from I-295 & Marginal Way), highly visible signage, and mainstream exposure on some of the busiest streets in Portland. This is an ideal location for all types of users looking for one of the most signature locations Portland has to offer.



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Matthew Cardente
Designated Broker





Property Details

Property Address: 129-139 Fox Street, Portland,, Maine
 Owner: RA-MA Equipment, Inc
 Property Type: Redevelopment / Commercial
 Location: Corner lot on Franklin Arterial, Fox Street, N. Boyd Street. Seconds from I-295 & Marginal Way and at Portland's Gateway.
 Total Acreage: 1.03 +/- acres
 Building(s): 6,112 +/- flex / office buildings
 Year Built: 1979
 Topography: Two level contiguous lots with gravel fill.
 Parking: Ample, on-site parking around perimeter of building and up Franklin Arterial.
 Zoning: ILB
 Signage: Highly visible signage on major roads including visibility on I-295 & Marginal Way.
 Utilities: Public water & sewer.
 Building Specs: 5,160 +/- SF of flex building and detached 952 +/- square feet of office.
 Overhead Doors: Multiple overhead doors including two that allow straight drive through.
 Ceiling Height: up to 15' in warehouse with up to 14' clear.
 Breakdown of Lots: Map 24 Block A Lot 1001 consists of .4904 +/- acres & Map 24 Block A Lot 2001 consists of .5398 +/- acres (contiguous).
 Current Use: VIP Tour & Charter Bus Company (business is not included with real estate).





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For Sale / Lease

129-139 Fox Street • Portland, Maine



322 FORE STREET • PORTLAND, MAINE

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Offering Details

Owner:	RA-MA EQUIPMENT, INC.
Availability:	90 days notice on ground lease. Immediate upon sale.
Deed Information:	Book 32909 Page 76
Assessor Reference:	Map 24 Block A Lots 1001 & 2001
Assessed Value (2020):	Building: \$389,200 Land: \$240,900 Total: \$630,100
Sale Price:	\$4,600,000
Ground Lease Rent:	\$275,000 per year NNN
Estimated NNNs:	(See Broker for details)



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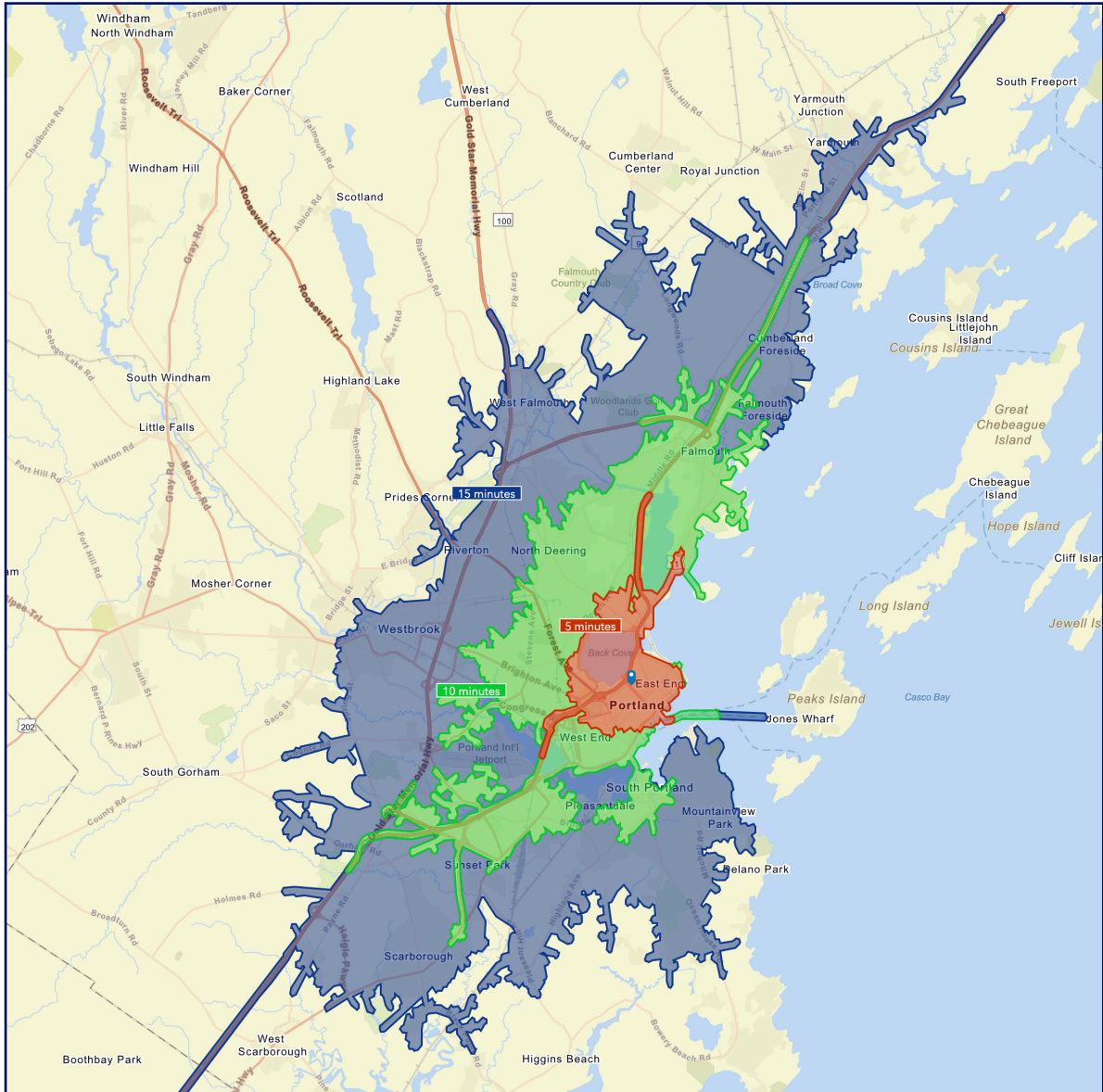


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Drive Time Map Based 5, 10, & 15 Minutes From Site

103 Pleasant Street • Brunswick, Maine



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