



CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

For Lease

105 Fox Street • Portland, Maine

PREMIER COMMERCIAL SPACE AT GATEWAY TO DOWNTOWN PORTLAND



1,950 +/- SQUARE FEET WITH MEZZANINE

Cardente Real Estate is pleased to offer for lease 1,950 +/- square feet of premier commercial space located right off of I-295 at the Fox Street Business Center at 105 Fox Street in Portland, Maine. Adjacent to Rising Tide Brewing Company and directly off Franklin Arterial, amenities include ample on site parking (located at front and back of building), high ceilings, multiple visible signage opportunities, easy access to I-295, and mainstream exposure. This is an ideal property for all types of businesses looking for a signature location on Portland's Peninsula.



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Greg Perry
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322 FORE STREET • PORTLAND, MAINE

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Property & Lease Details

Property Address:	105 Fox Street, Portland
Property Type:	Commercial/General Business
Number of Stories:	Single story with built in mezzanine
Owner:	Fox Street Realty, LLC
Building Size:	24,368 +/- Square Feet
Year Built:	1950 with ongoing renovations
Lot Size:	2.32 +/- Acres
Interior Description:	1,950 +/- Square Feet on first floor with walk up mezzanine for storage.
Building Type:	Mixed-Use/Commercial/Flex
Construction:	Dry system Concrete Block/Rubber Membrane roof.
HVAC:	Natural Gas/Other
Signage:	On Storefront & Facade
Access:	Minutes from I-295
Parking:	Ample parking on site located on front & rear entrance
Zoning:	ILB
Available Space:	Unit 105: 1,950 +/- SF
Lease Type:	NNN
Lease Rate:	\$16-\$19/ S.F. NNN
Estimated NNNs:	(See broker for details)
Lease Term:	5 Years



Aerial of 105 Fox Street



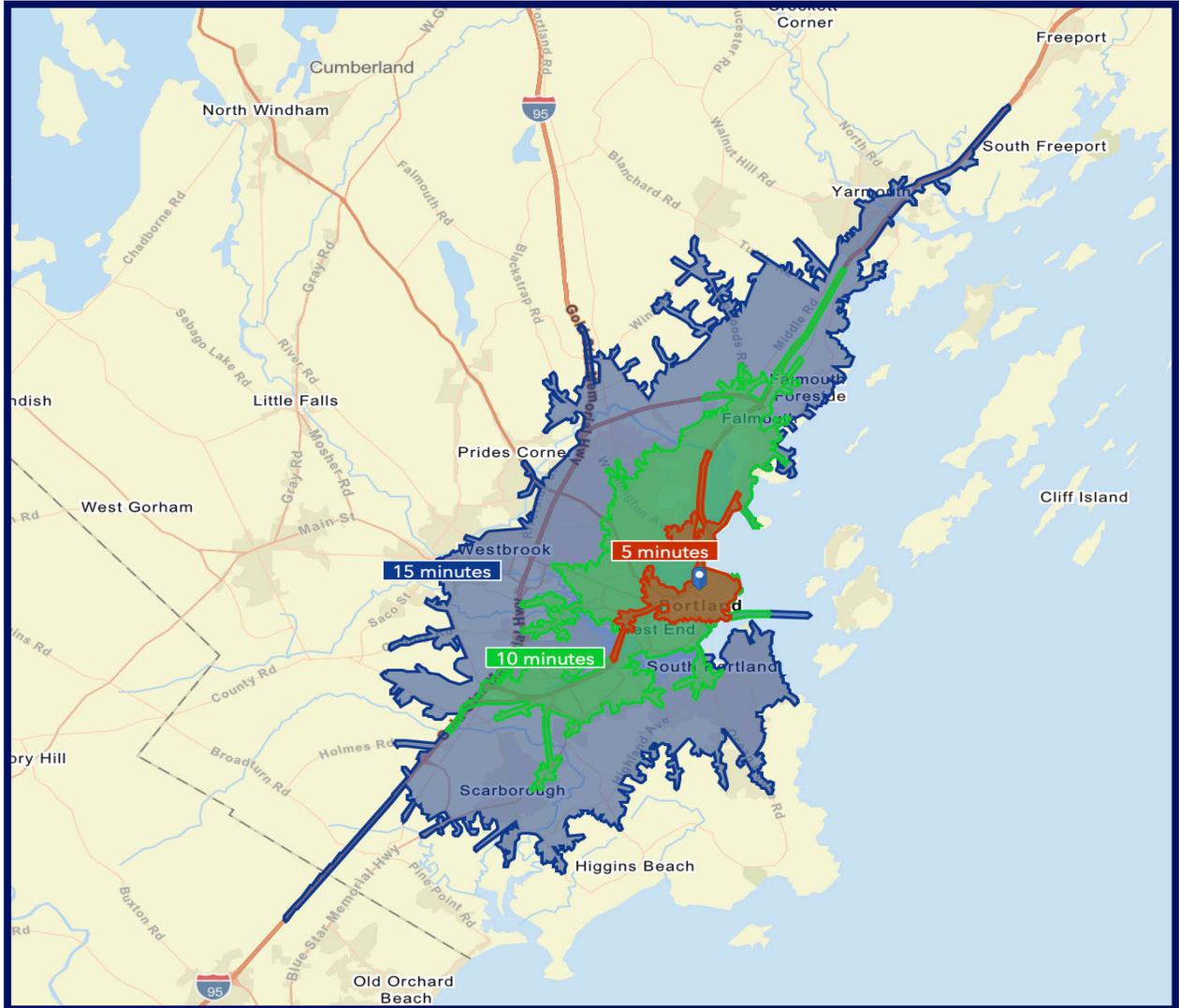
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Photography





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



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