

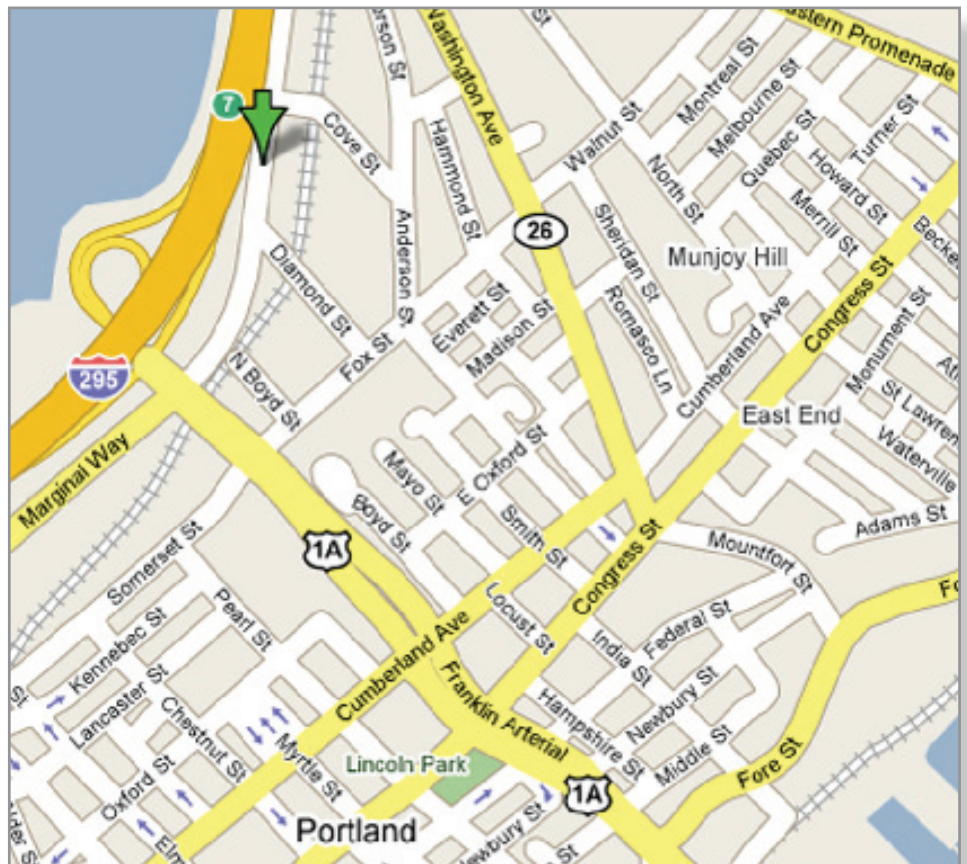
315 Marginal Way

315 Marginal Way
Portland, ME 04101

Use	Retail/Office
Building Area	28,717 SF
Land Area	1.6 Acres
No. of Stories	2
Parking Spaces	101
Distance from Interstate	.25 mi.



Conveniently located with good visibility and access from I-295 and downtown Portland and the Old Port. This retail building was fully renovated in 1983 and has modern HVAC, plumbing, and data service. Free parking is available on site for customers and employees. This building is fully sprinklered.



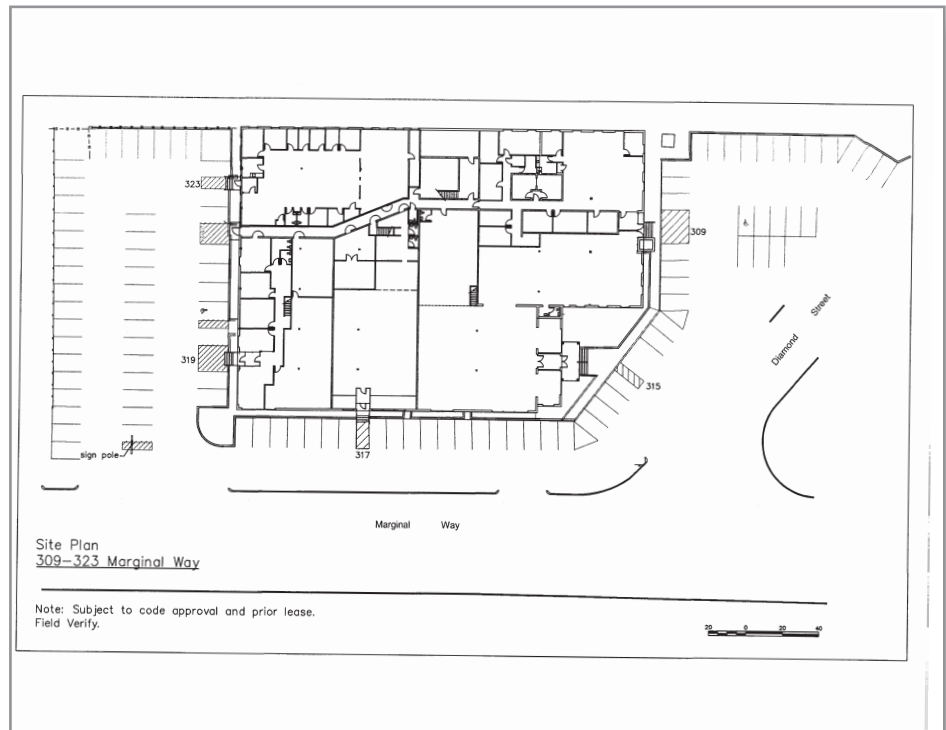
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Property Info

Year Built	1955
Year Acquired	1983
Property Management	Fore River Management
Sprinklers	Yes
Zoning	B-5
Electric Service	208V 3 phase
Phone/Data/T-1	All available
HVAC overview	Tenant spaces have high efficiency rooftop units with gas fired heat, electric AC, economizers, and fresh air make up dampers. Multiple units provide zoning. Programmable thermostats control hours of operation and setback.
Power Supply	Marginal Way is on a circuit that requires CMP to manually throw a switch to bring in power from a different circuit in the event of power interruption.

Floor Plan



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