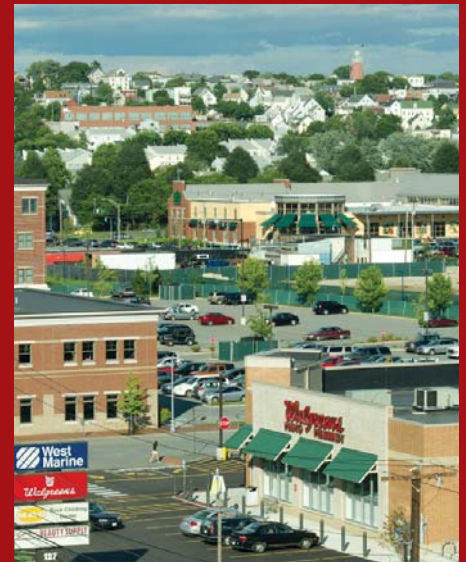


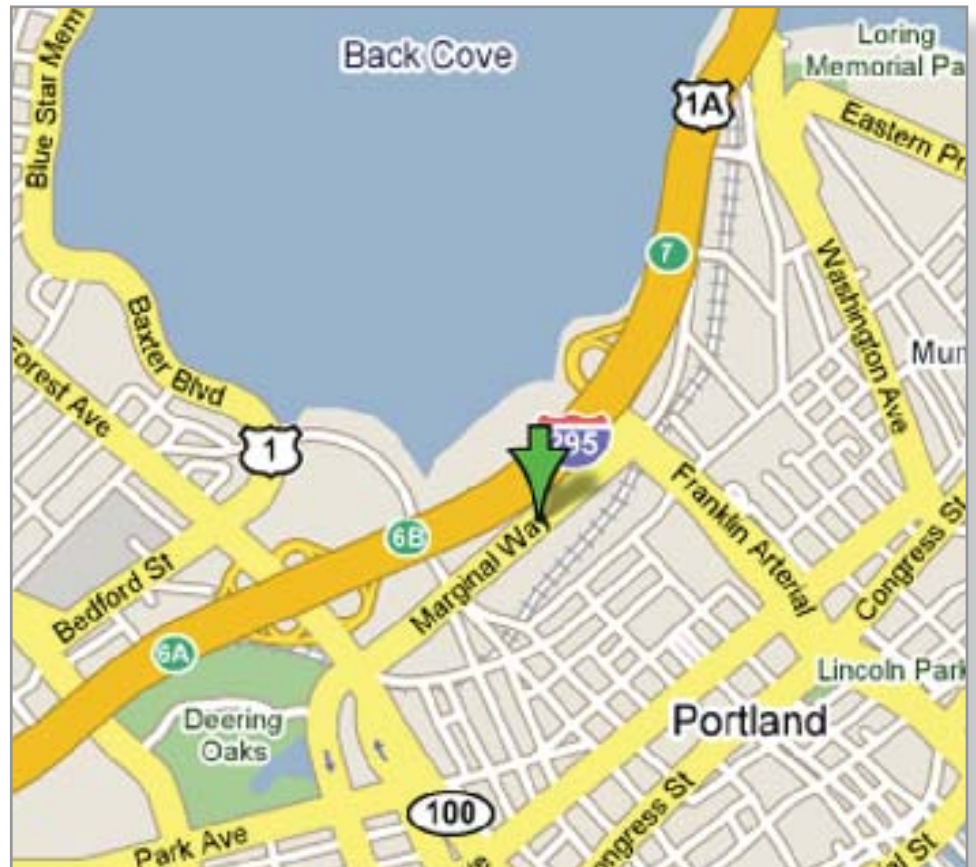
127 Marginal Way

127 Marginal Way
Portland, ME 04101

Use	Retail
Building Area	27,554 SF
Land Area	1.2 Acres
Walkable location	Yes
Distance from Interstate	.2 mi.
Parking Spaces	88



Conveniently located with good visibility and access from I-295 and within walking distance of downtown Portland and the Old Port. This building was fully renovated in 1985 and has modern HVAC, plumbing and data service. Free parking is available on site for customers and employees. This building is fully sprinkled.



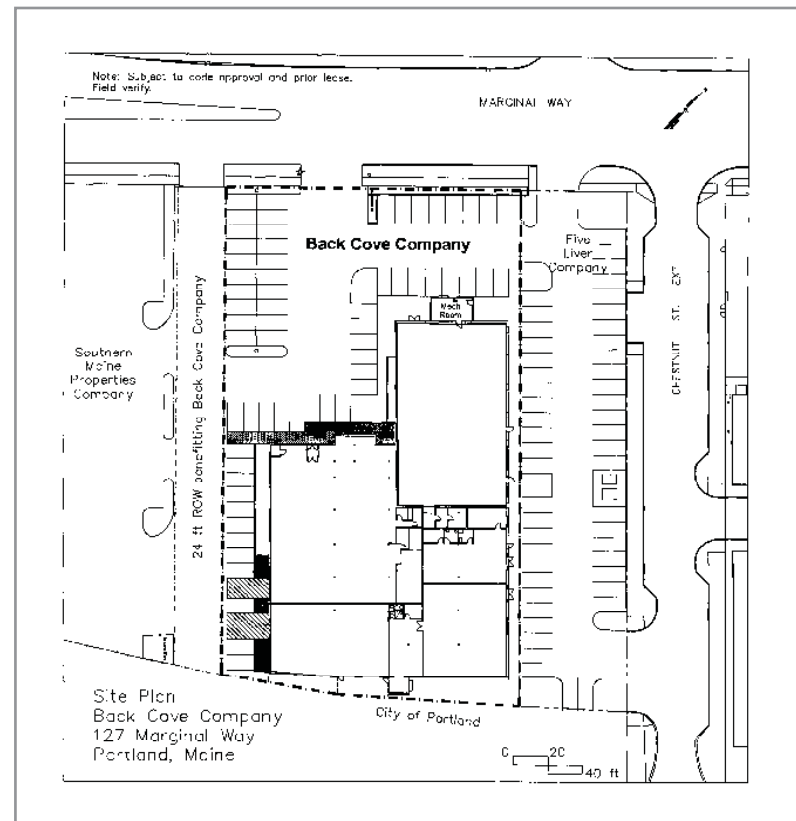
127 Marginal Way



Property Info

Year Built	1967
Year Acquired	1986
No. of stories	1
Property Management	Fore River Management
Sprinklers	Yes
Zoning	B-7
Electric Service	208V 3 phase
Phone/Data/T1	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 provide 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.

Site Plan



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