

# FOR LEASE • RETAIL SPACE

323 Marginal Way • Portland, ME



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## 4,606± SF RETAIL SPACE

- Join Play It Again Sports, Marvin Design Gallery and Port Window & Door
- Highly visible location from I-295 and close to downtown
- Large pylon sign, ample on-site parking and access to shared loading dock
- Layout consists of open office space and a recording studio
- Available September 1, 2026

**LEASE RATE: \$25.00/SF NNN**



# PROPERTY SUMMARY

## 323 Marginal Way • Portland, ME



### Site Info

OWNER:	CF East Bayside LLC
DEED:	Book 32825, Page 141
ASSESSOR:	Map 23, Block E, Lot 2
LOT SIZE:	1.55± AC
SIGNAGE:	Pylon and on building
PARKING:	Ample on-site
ZONING:	B-5 (Urban Commercial) Coastal Flood Overlay

### PROPERTY TAXES:

### Building Info

BUILDING SIZE:	31,956± SF
AVAILABLE SPACE:	4,606± SF
YEAR BUILT:	1955
CONSTRUCTION:	Masonry
ROOF:	Flat; rubber membrane
SIDING:	Brick
FLOORING:	Carpet & vinyl
CEILING HEIGHT:	Variable
ELECTRICITY:	200 amp, 3 phase
HVAC:	RTU's; gas powered
UTILITIES:	Municipal water/sewer
RESTROOM:	Yes
SPRINKLER:	Wet system
NNN EXPENSES:	\$6.50/SF



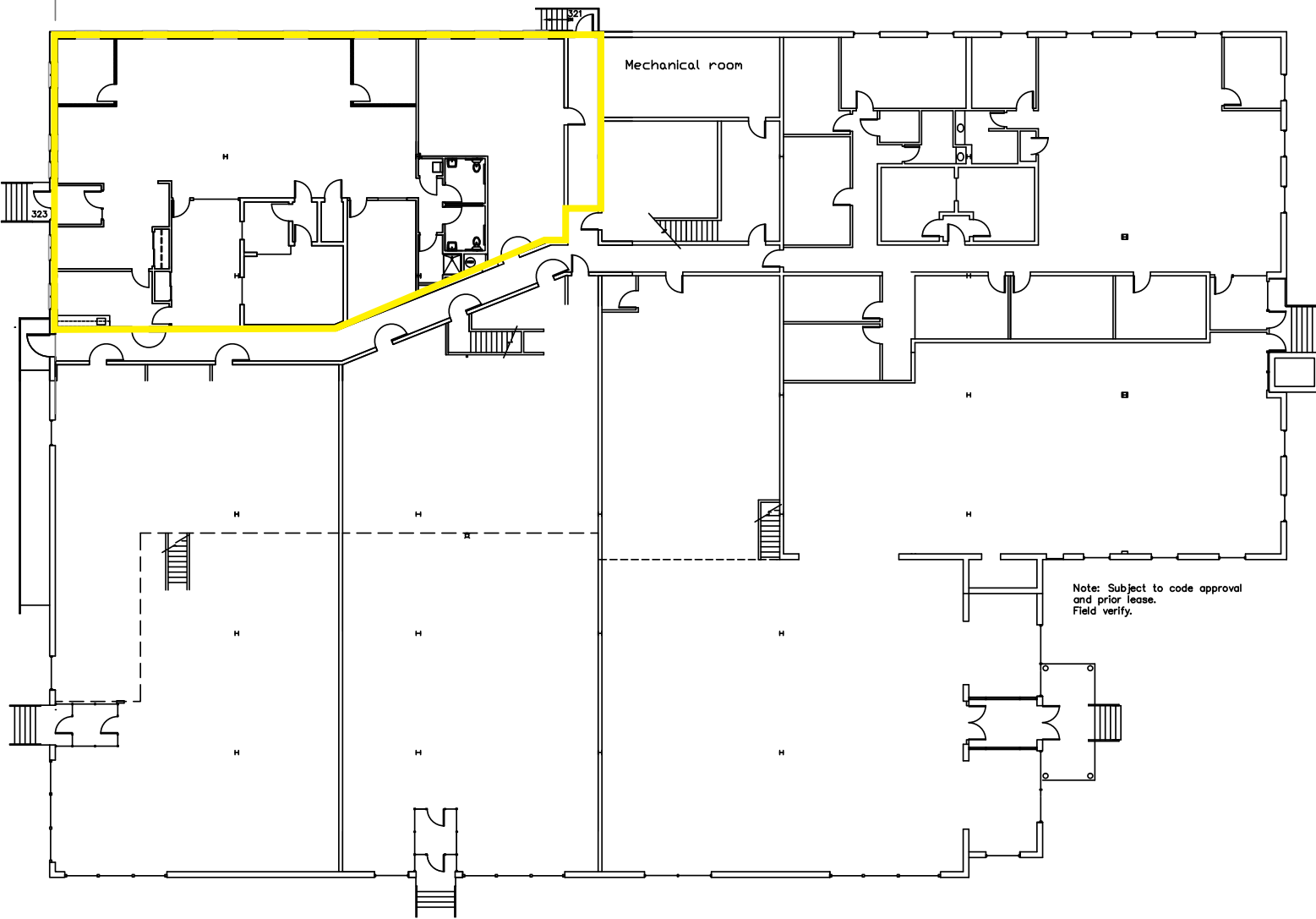
# PHOTOS

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# FLOOR PLAN

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# AERIAL

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