

FOR LEASE

Commercial/Flex Building

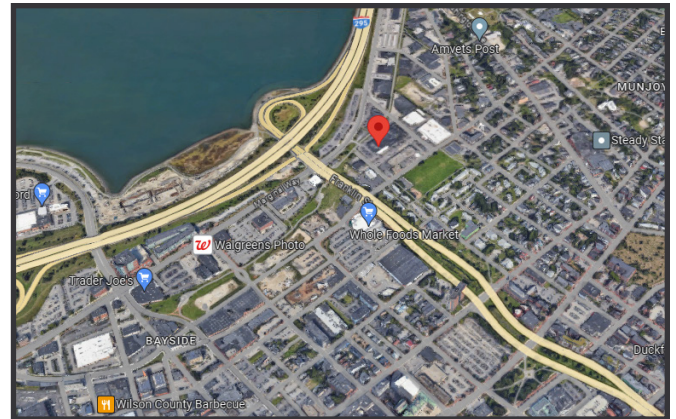
8,000 - 30,000± SF | \$18.00/SF NNN



265 Marginal Way, Portland

Property Highlights

- *Abutting Bayside Trail*
- *Excellent visibility*
- *Close proximity to I-295*
- *Ample, on-site parking*



Property Description

We are pleased to offer for lease one of East Bayside's most coveted and visible commercial spaces. 265 Marginal features open concept floor plates, 14' ceilings, incredible natural light, 100+ parking spaces and can be subdivided to 8,000 SF. The owners are committed to creating a vibrant, creative and functional space for your business.



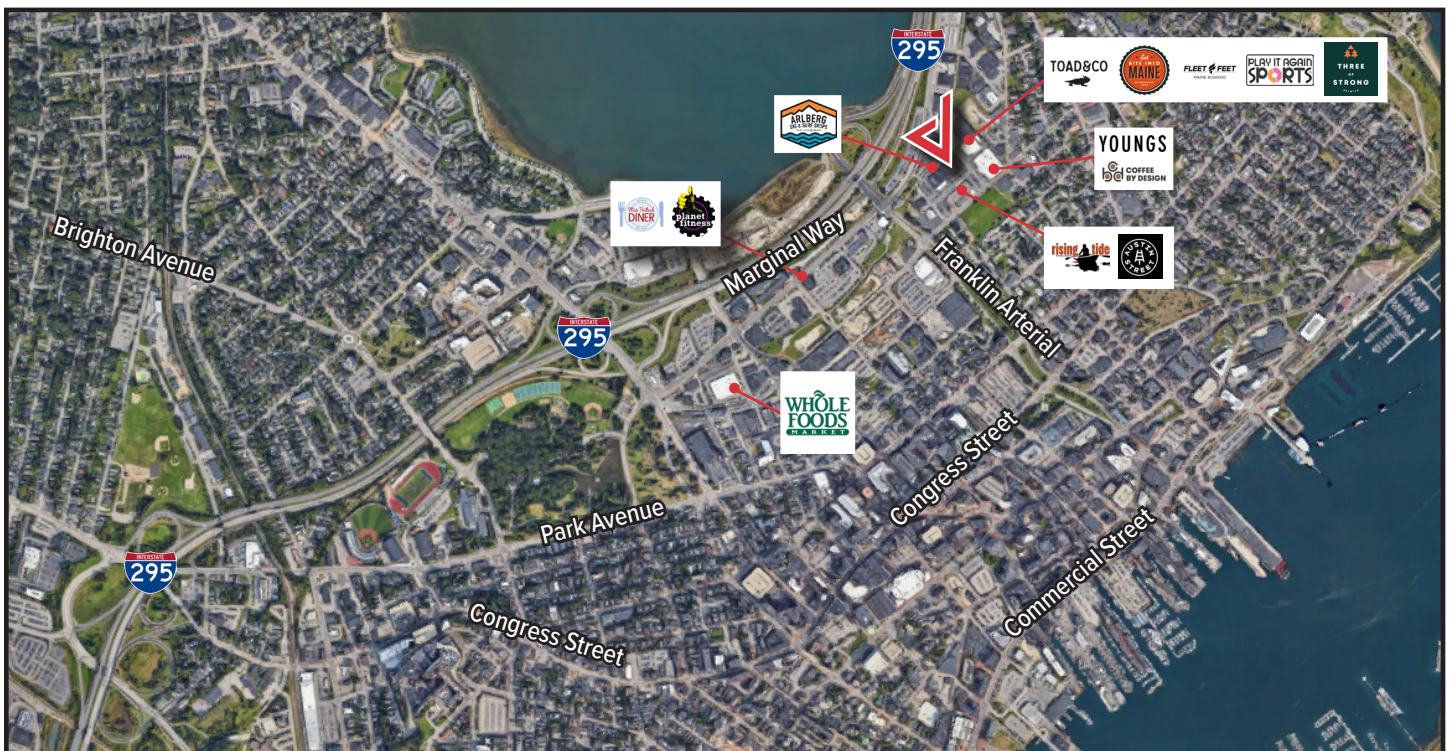
Broker Contact

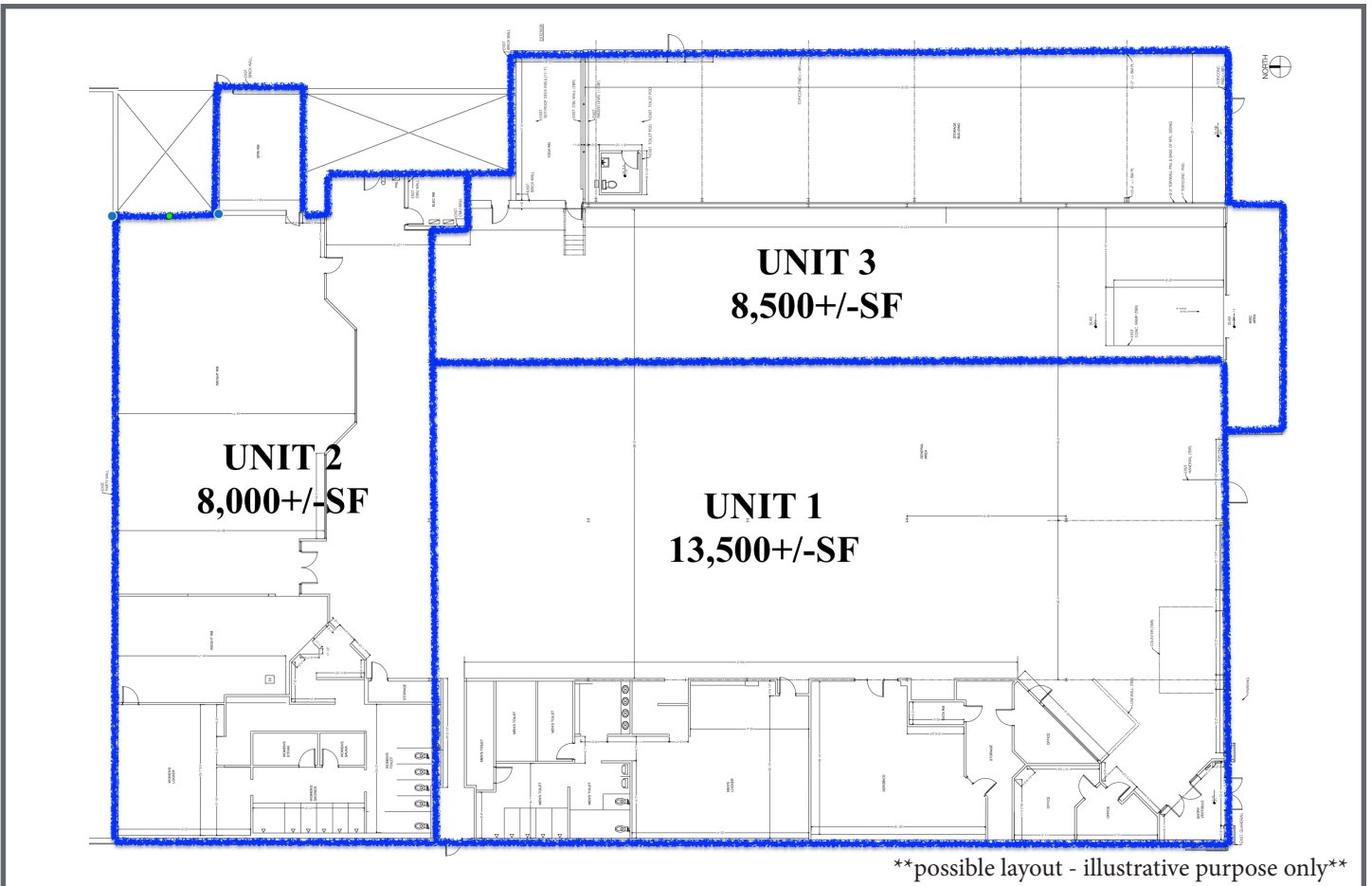
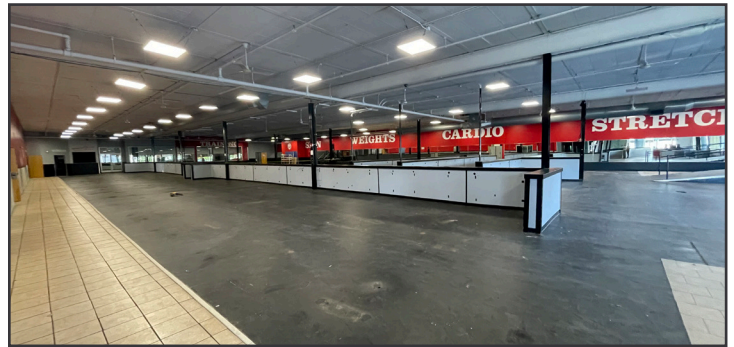
Justin Lamontagne, CCIM, SIOR
justin@dunhamgroup.com
207.773.7100 | dunhamgroup.com

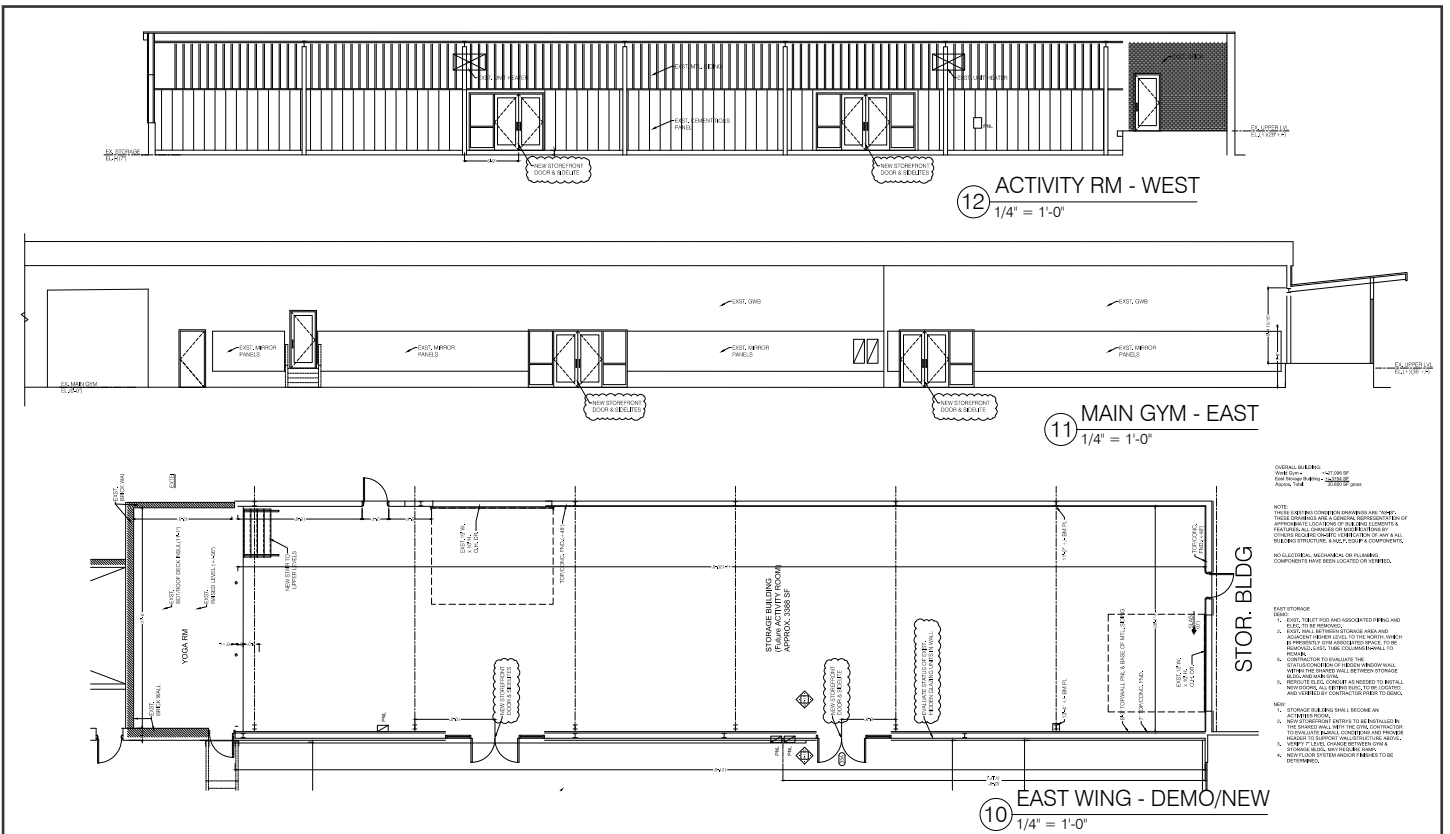
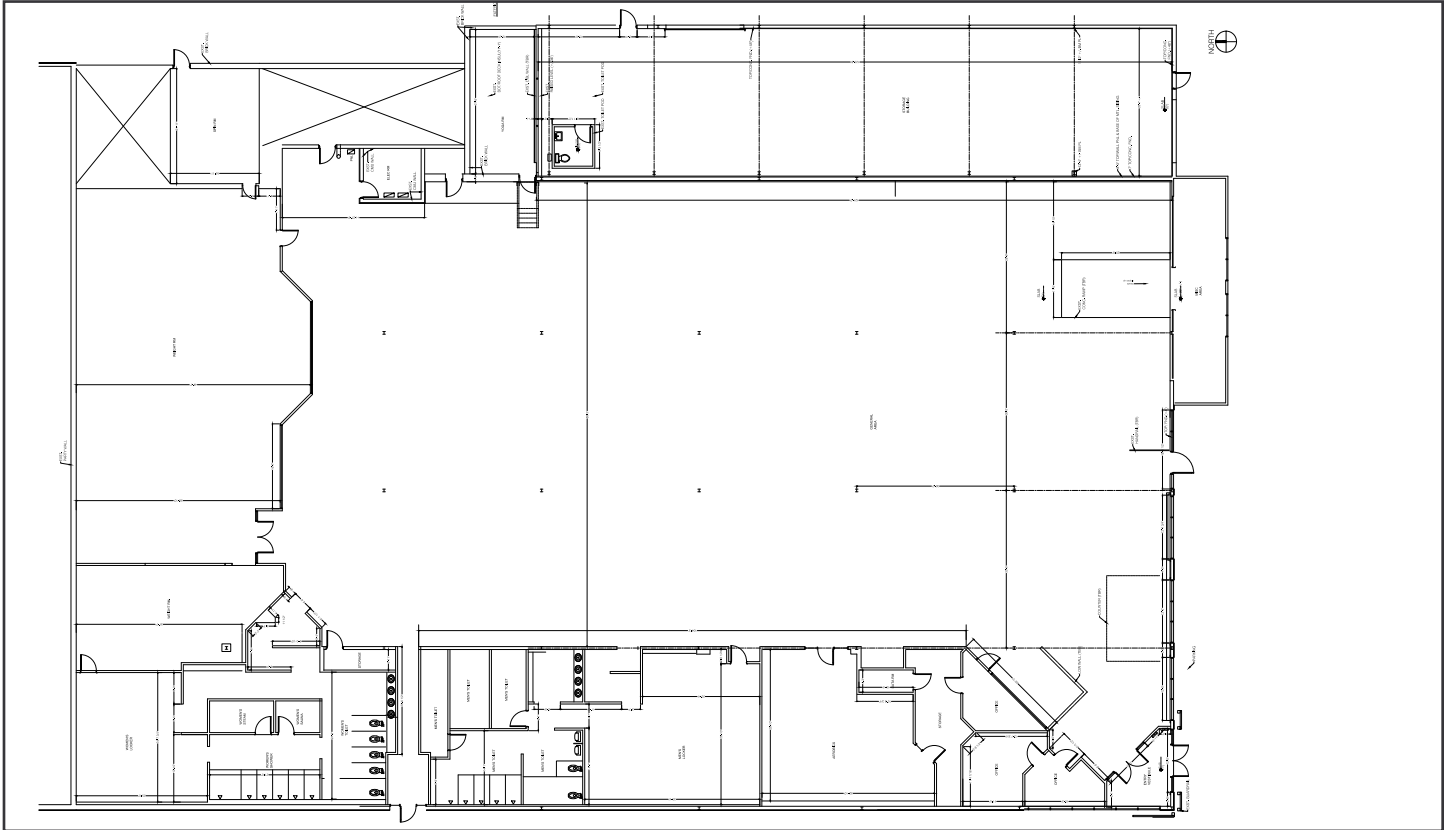
Property Overview

Owner	Diamond Street, LLC
Building Size	53,849± SF
Available Space	8,000 - 30,000± SF
Zoning	ILB
Assessor's Reference	Map 23, Block A, Lot 2
Year Built	1950
Flooring	Concrete
Ceiling Height	14' clear height
Lighting	LED fixtures
Utilities	Municipal water, sewer and natural gas
Electric	LED's in office space and warehouse
Sprinkler System	Wet system throughout
Bathrooms	Two (2) locker rooms with multiple sinks, toilets, showers, steam room and saunas. Additional bathrooms will be built depending on space configuration and use.
Parking	100± spaces, in-common
Accessibility	ADA compliant
Signage	On building, pylon and electric sign board

FOR LEASE : \$18.00/SF NNN - Estimated NNNs \$3.50/SF







The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.