

**Fox Street Business Center, 103 Fox Street • Portland, ME**

103 FOX STREET • PORTLAND, ME



**PRIME PORTLAND  
 PENINSULA  
 LOCATION**

3,500 +/- SQUARE FEET INDUSTRIAL/SERVICE

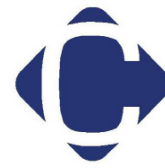
**Cardente Real Estate** is pleased to offer for lease 3,500+/- square feet of service & production space at the Fox Street Business Center. Located within a minute of I-295, Marginal Way and Franklin Street Arterial, the Fox Street Business Center offers visibility and easy accessibility. Amenities include ample onsite parking, two oversized overhead doors, open floor plan, high ceilings & floor drains with grease traps. Other tenants include Oakhurst Dairy, Maine Green Building Supply and we are happy to announce that Enviromat & Rising Tide Brewing Company will be coming soon! This is a great end cap unit ideally suited for service & production users seeking a downtown location with plenty of parking and visibility!

For further information,  
 please contact:



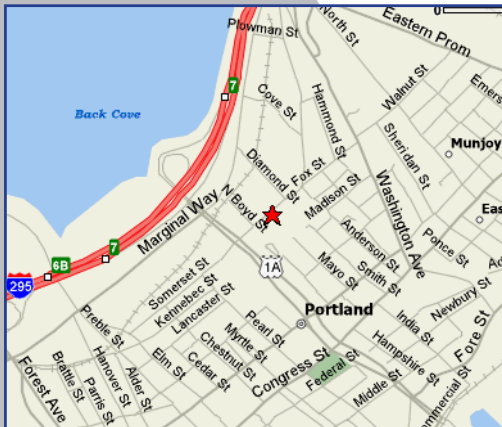
**Michael  
 Cardente**

Cardente Real Estate  
 T. 207.775.7363  
 F. 207.773.0066  
 mike@cardente.com



### Property Details

- Property Address: 103 Fox Street, Portland Maine
- Landlord: Fox Street Realty, LLC
- Building Size: 23,736 square feet
- Acreage: 2.321
- Year Built: 1950
- Construction: Concrete Block
- Ceiling Height: 15+ feet
- Overhead Doors: Five
- Grease Traps: Yes
- Floor Drains: Yes
- Air System: Pipes are in place
- Electric: 3 Phase
- Heat: System 1: Central Oil Boiler  
System 2: Waste Oil Burner
- ADA Accessible: Yes
- Bathroom(s): One
- Zoning: ILB
- No. of Stories: One
- Sprinklers: Yes
- Signage: On building & roof facing I-295
- Other Tenants: Oakhurst Dairy, Maine Green Building Supply
- Location: Right off I-295/Franklin Street Arterial/Marginal Way
- Parking: Ample onsite parking.



### Leasing Details

- Available Space: 3,500+/- Square Feet
- Layout: 5 Service bays with small office & bathroom
- Lease Rate: \$7.50 per square foot NNN
- NNN Expenses: \$2.25 per square foot
- Occupancy: January 1, 2011
- Lease Term: 3 to 5 years preferred

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