

FOR SUBLEASE : 1 BAKERS WAY

Biddeford, Maine 04005



Owner: Stag Biddeford, LLC

Sub-Landlord: FedEx

Building Size: 265,126± SF

Lot Size: 40.10± acres

Available Space: 72,000± SF (160'x450')

Column Spacing: 40' x 50'

Assessor's Reference: Map 14, Lot 16

Taxes: \$0.90/SF (2016-2017)

Zoning: Industrial 1, Business 2 (I1/B2)

Accessibility: Less than one (1) mile from
Maine Turnpike Exit 32

FOR SUBLEASE

\$4.50/SF NNN

NA The Dunham Group

Commercial Real Estate Services, Worldwide.

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.

CONTACT INFORMATION

GREG HASTINGS, SIOR

TOM DUNHAM, SIOR

207.773.7100

ghastings@dunhamgroup.com

tdunham@dunhamgroup.com

Building Age: 1998

Construction: Steel frame

Floors: Concrete slab and quarry tile floor area with drains

Utilities: Municipal water & sewer, natural gas

Lighting: Metal Halide and LED

Electrical: 4000 Amp, 480/277 Volt, 3 Phase

HVAC: Four (4) gas-fired Cambridge units

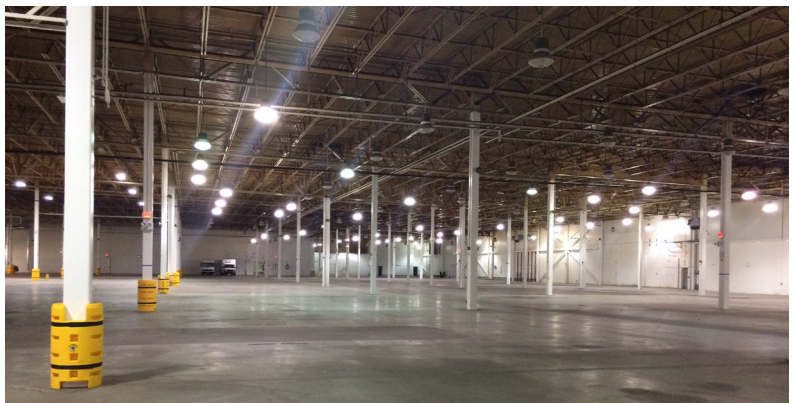
Sprinkler System: Yes, wet system

Clear Height: 26.8'±

Parking: Ample paved parking on-site

Loading Docks: Twelve (12) total;
Two (2) 8' x 8' dock doors with levelers and seals
Ten (10) 8' x 8' dock doors with plates and seals

Rail Access: No



1 Bakers Way Biddeford, Maine Floor Plan

