

# FOR LEASE

## Industrial/Flex

4,171± SF | \$10.00/SF NNN



## 10A Arctic Circle, Biddeford

### Property Highlights

- Versatile Flex/Industrial Space
- On-site Parking
- Excellent Visibility & Access
- 1 Minute to I-95 Exit 32



### Property Description

We are pleased to offer this versatile 4,171± SF flex industrial space for lease. Formerly occupied by Fastenal, the space offers an ideal combination of front-end retail/showroom space with a functional rear warehouse area. The layout includes a small private office, making it well-suited for a variety of industrial, contractor, distribution, showroom, or service-oriented users. The property features ample on-site parking and efficient loading capabilities with a loading dock and drive-in door — and future expansion potential for more docks. The location has immediate access to the Biddeford Connector and is just one minute from Exit 32 of I-95.

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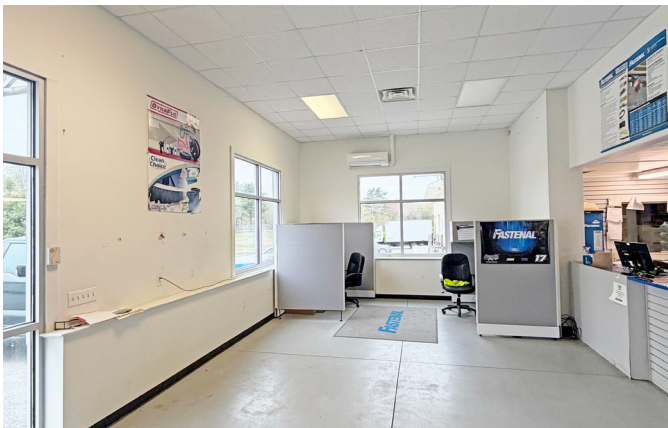


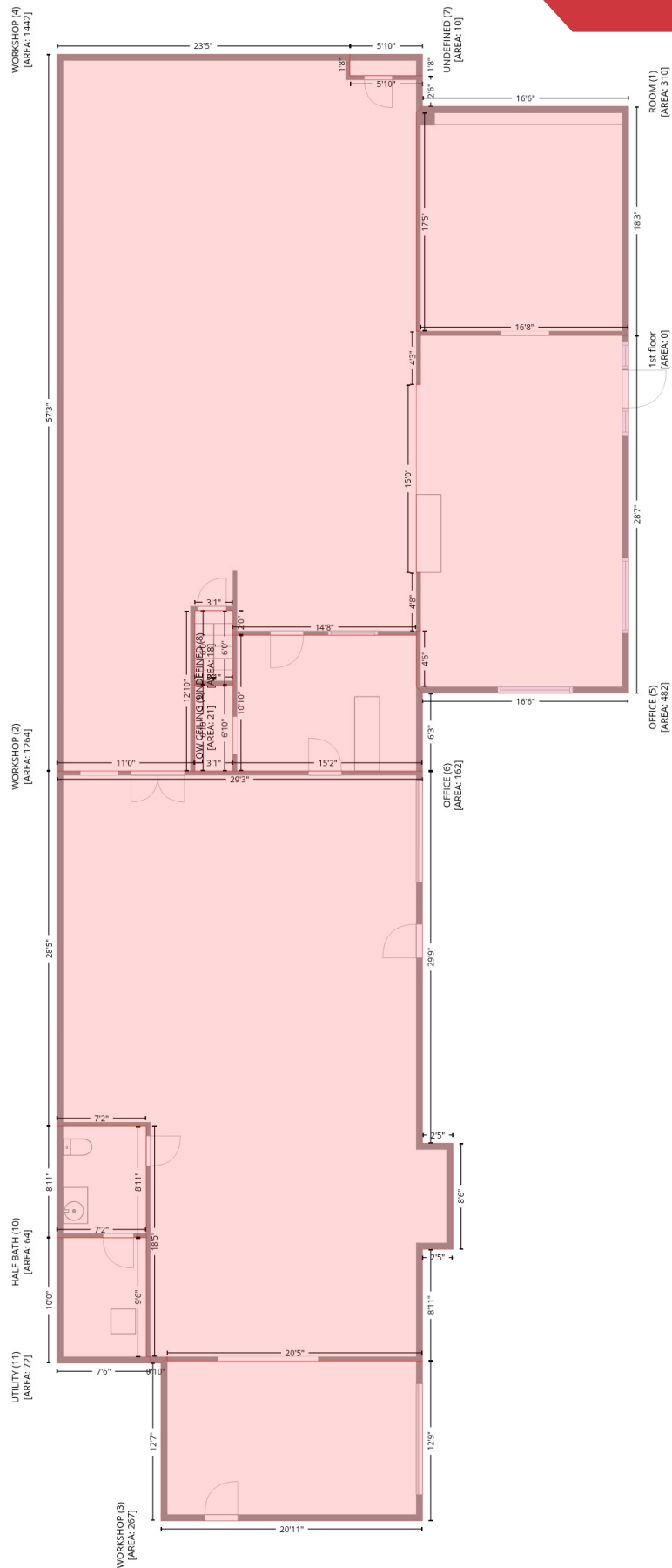


## Property Overview

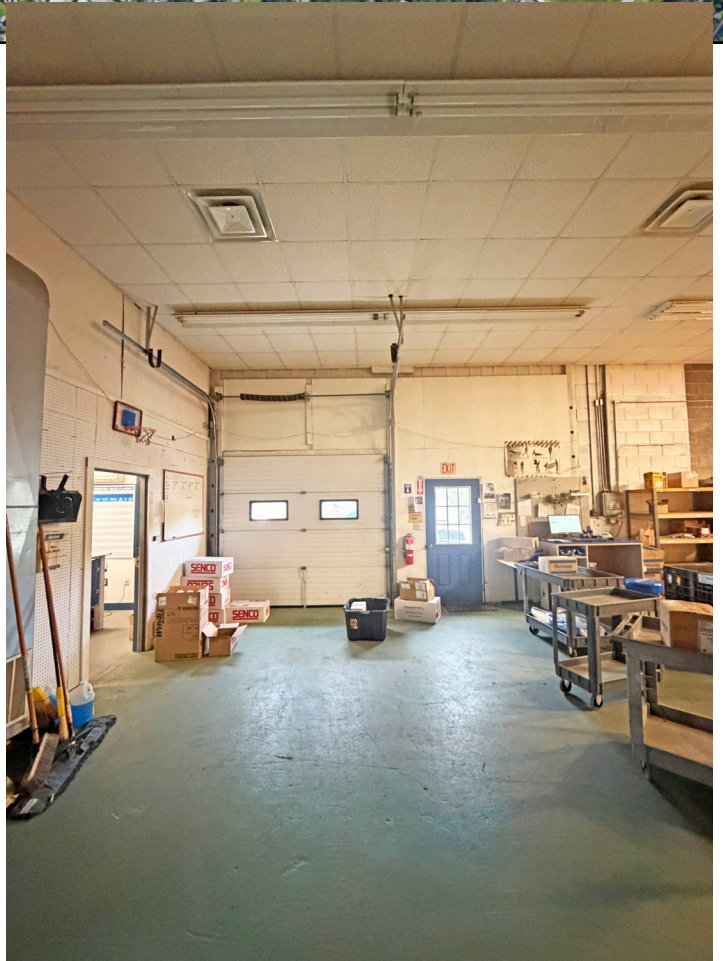
Owner	Southpark, LLC
Available Space	4,171± SF
Space Breakdown	Front retail space, back warehouse space, one small office
Zoning	I1 - Industrial
Year Built	1950
Utilities	Municipal water, private septic
Loading Docks	One (1)
Drive-in Door	One (1)
Bathrooms	One (1)
Parking	Ample on-site

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# 10A Arctic Circle



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.