

FOR SUBLEASE

Warehouse Space

5,250 SF | \$10.00/SF NNN



10 Arctic Circle, Unit C - Biddeford

Property Highlights

- *High-Bay 21' Clear-Span Warehouse Space*
- *Dock-Height & Drive-In Door*
- *Excellent Location off Biddeford Connector*
- *Suitable for Warehouse, Distribution, or Cannabis Cultivation*

Property Description

We are pleased to offer this high-bay, clear-span warehouse space for sublease. The 5,250± SF unit offers a dock-height-door and drive-in-door, clear-span 21' warehouse space, a restroom with a shower, supporting office and assembly room areas, and an excellent location off of the Biddeford Connector with close proximity to Exit 32 of I-95, and U.S. Route 1. The space is turn-key for cannabis cultivation with three grow rooms and one trim room, but rooms are removable - making it suitable to traditional warehouse and distribution use as well.



Broker Contact

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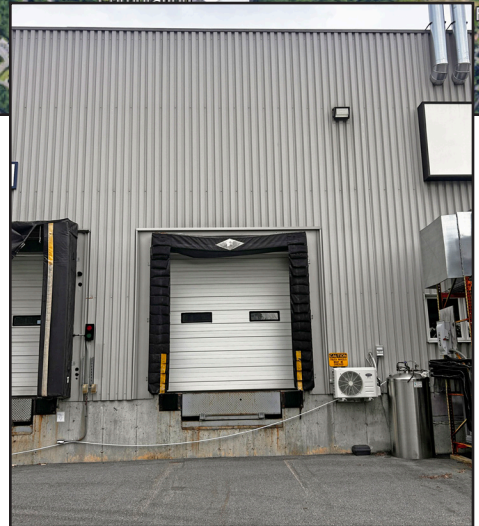


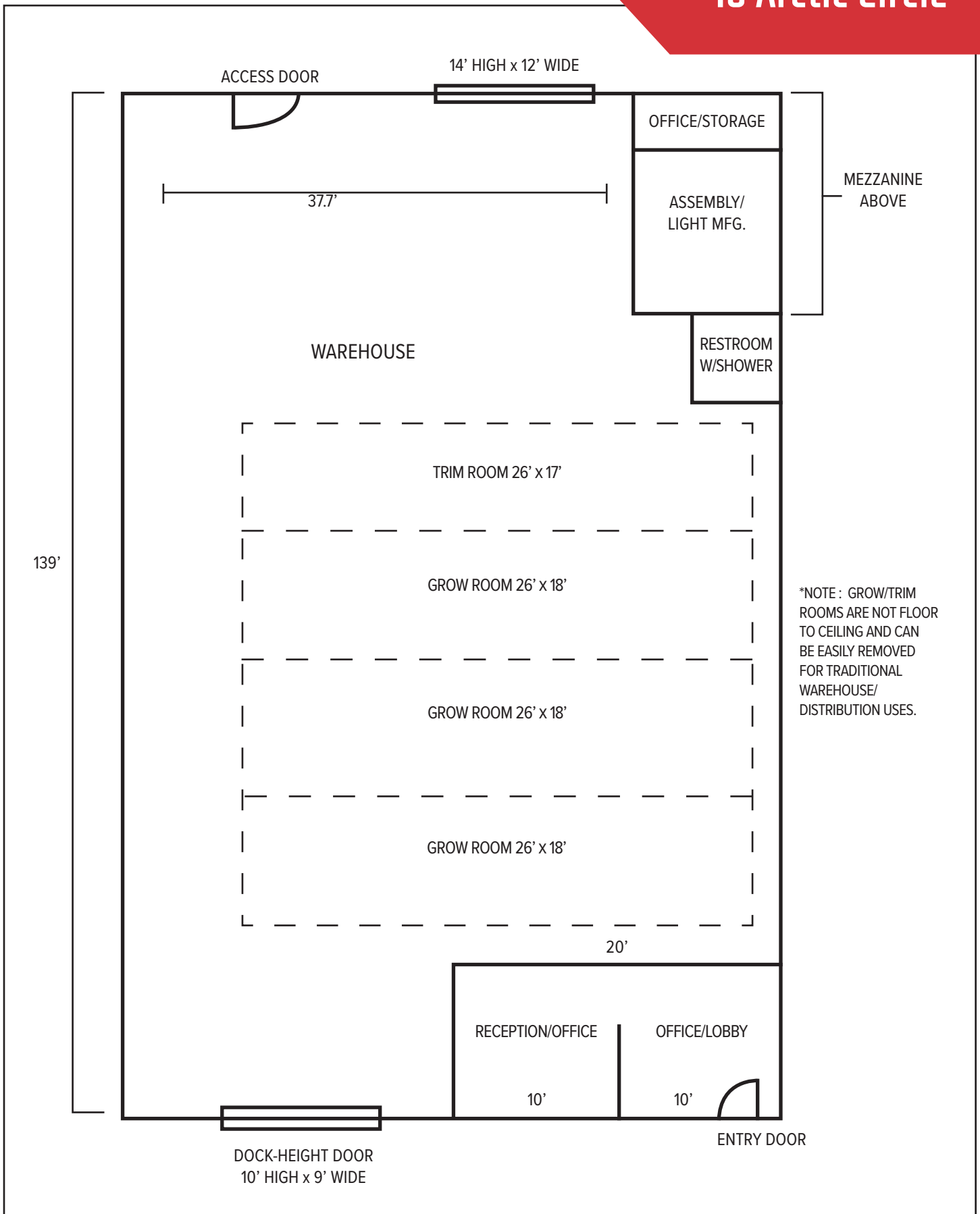
Property Overview

Sublandlord	Alex Zhang
Building Size	21,378± SF
Lot Size	2.9± acres
Available Space	5,250± SF (Unit #3)
Space Breakdown	Clear-span 21' height rectangular warehouse space with two offices on one end, and an office, assembly room, and restroom on the other. 4,600 SF warehouse and 650 SF office.
Assessor's Reference	Map 14, Lot 4-1
Zoning	I-1, General Industrial
Year Built	1950
Construction	Masonry and metal
Roof	Metal
Siding	Metal
Flooring	Concrete slab with floor drain
Utilities	Public water, sewer, electricity, natural gas
HVAC	FHA
Electrical	3 Phase, 4 Wire, 1200 Amp
Ceiling Height	21' clear
Loading Docks	One (1) - 10' high x 9' wide
Drive-in OHDs	One (1) - 14' high x 12' wide
Bathrooms	Restroom with shower
Parking	In common

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10 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.