

FOR SUBLEASE

Industrial Space

3,000 - 6,000± SF | \$10.00/SF Gross



15 Morin Street, Biddeford

Property Highlights

- *Convenient Biddeford Industrial Park location*
- *Clear-span Warehouse*
- *12'-14' Clear Height, shared OHD*

Property Description

We are pleased to offer 3,000 - 6,000± SF of clear-span warehouse and supporting office space available for sublease at 15 Morin Street in Biddeford. The site is located in Biddeford Industrial Park with great access to local area highways. This unit has 12'-14' clear height, a shared 12' wide x 8' high drive-in overhead door access to the shared but partitioned warehouse, with private entry to the shipping/receiving/assembly room and private offices. Great opportunity for a variety of industrial users in a highly sought after location. Available by November 1, 2023.



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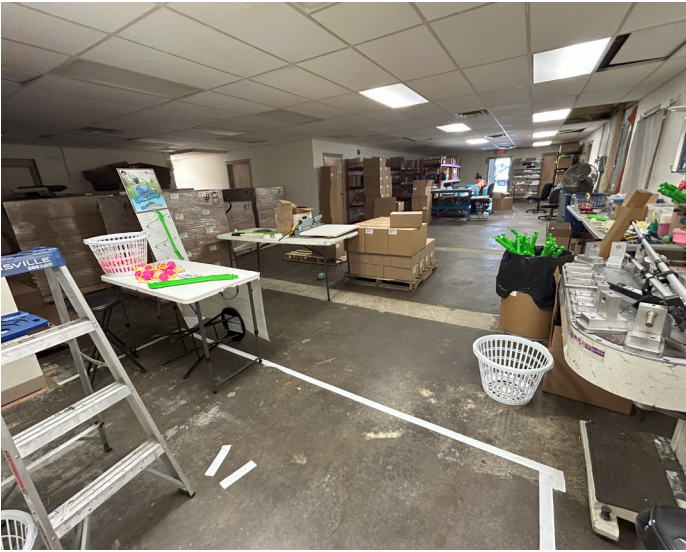
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Property Overview

Owner	GO Development
Building Size	53,588± SF
Lot Size	6.4± acres
Available Space	3,000 - 6,000± SF
Space Breakdown	Warehouse, Shipping/Receiving/Assembly, and Office
Zoning	I1 - Industrial
Assessor's Reference	Map 12, Lot 23
Deed Reference	Book 8164, Page 267
Year Built	1975
Building Construction	Metal
Roof	Metal
Siding	Metal
Flooring	Concrete
Utilities	Public water and sewer
Ceiling Height	12' - 14'
Drive-in OHDs	One (1), 12'w X 8'h
Electrical	3 phase, 4 wire, 2000 Amp, 277/480
Sprinkler System	Wet system
Bathrooms	One (1)
Parking	Ample, on-site

FOR SUBLEASE : \$10.00/SF GROSS





G-Pro Industrial Services LLC
15 Morin Street Biddeford, Maine 04005

8,581 Sq Ft
Dec 12/2022

6,000 SF available
for Sublease

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.