

For Lease  
Industrial Space  
Up to 24,000± SF



## 20 Pomerleau Street

Biddeford, ME 04005

### Property Highlights

- Space is subdividable to 4,000±SF
- 12'± ceiling height
- 1± mile from Maine Turnpike/I-95 Exit 32



### Property Description

We are pleased to offer up to 24,000± SF of industrial space with loading docks and drive-in OHDs. The space is available for occupancy by January 2021.

#### Broker Contact

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## Property Overview

Owner	Westfield, Inc.
Assessor's Reference	Map 2, Lot 81
Building Size	38,502± SF
Space Breakdown	24,000± SF - Warehouse
Lot Size	3± acres
Annual Taxes	\$37,702.02 (FY '20-'21) Tenant pays its pro rata share
Zoning	I-3
Year Built	1977
Building Construction	Wood frame and wood trusses
Roof	Rubber Membrane
Flooring	Concrete slab
Utilities	Municipal water & sewer, LP gas
Ceiling Height	12'±
Overhead Doors	Six (6)
Loading Docks	Two (2)
Heat/HVAC	LP gas-fired FHA unit heaters
Electrical	1200 Amp, 120/208 Volt, 3-Phase
Lighting	Fluorescent fixtures (to be upgraded)
Sprinkler System	Full coverage with dry system
Parking	Ample, on-site
Accessibility	1± mile from Maine Turnpike/I-95 Exit 32
Miscellaneous	<ul style="list-style-type: none"> <li>- Outside storage available</li> <li>- Rail on-site</li> <li>- Additional 12,500± SF and 10,000± SF buildings to be constructed on the property</li> </ul>

**FOR LEASE: \$6.00/SF NNN**







