

FOR LEASE

Industrial/Flex

1,980 - 27,870± SF | \$11 - 14/SF NNN



20 Pomerleau Street, Biddeford

Property Highlights

- Turn-key Food Production Space with Office
- Excellent Location off Route 111
- Former Seafood Processor Space

Property Description

We are pleased to offer this 1,980 SF - 27,870 SF± SF industrial/flex/turn-key food production space with office for lease at 20 Pomerleau Street in Biddeford. Former seafood processor space, this state-of-the-art food production space was designed to be HACCP certified, has a newly built 600± SF prep kitchen, FRP walls, 3-phase power, critical control points with hand sinks, industrial dish-washing machines (available at additional cost), ECOLab wash stations with chemicals. The space also features turn-key office space, kitchenette, roof deck, 2 loading docks with 5 on grade overhead doors, outdoor storage space, ample on-site parking, and potential to add rail access. Excellent opportunity for a turn-key facility in a convenient Biddeford location.



Broker Contact

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Property Overview

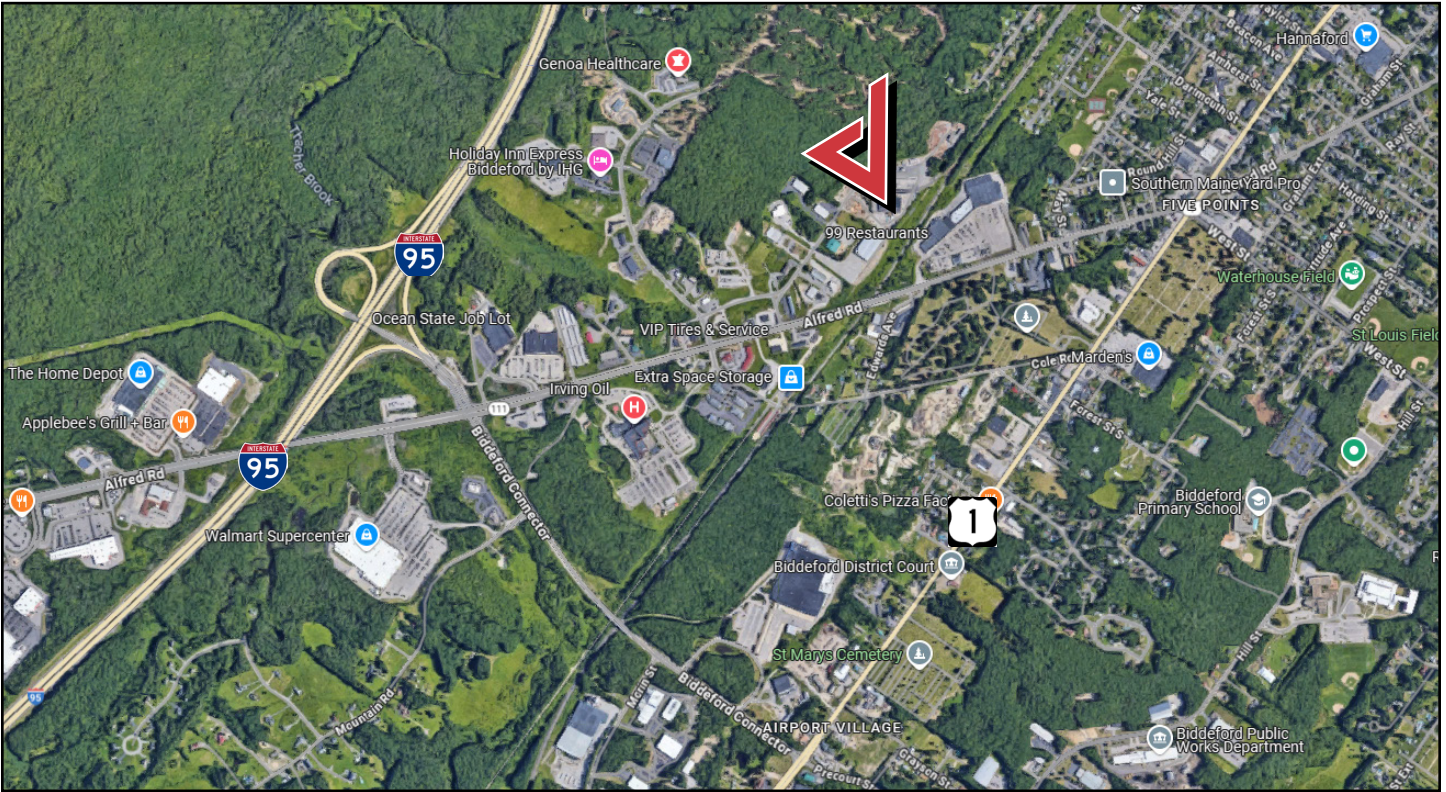
Owner	Spur Park, LLC
Building Size	39,828± SF
Land Size	15.56± acres
Available Space	1,980 SF - 27,870 SF Up to 24,070 SF of flex industrial/food production space, 600 SF prep kitchen 3,800 SF fully furnished turn-key office w/kitchenette and roof deck
Shared Equipment	748± SF Walk in cooler, 1,300± SF Walk in freezer
Zoning	I3 - Commercial Industrial
Year Built	1979
Utilities	Municipal water and sewer
HVAC	Forced hot air
Sprinkler System	Yes, fully sprinklered
Loading Docks	Two (2) 10'x12' loading docks
Overhead Doors	Five (5) on grade overhead doors
Bathrooms	Six (6) total, three (3) on each level
Parking	Ample on-site
Miscellaneous	Outdoor storage space, potential for rail access

FOR LEASE : \$11.00 -14.00/SF NNN - EST. NNN's : \$2.58/SF





20 Pomerleau Street



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.