

FOR LEASE

Industrial/Warehouse Space

42,000± SF | \$7.95/SF NNN



39 N Hildreth Street, Bangor

Property Highlights

- 20' ceilings, 10 loading docks, 1 OHD
- Less than 2 miles to I-95 & I-395
- Ample paved parking



Property Description

We are pleased to offer this 42,000± SF industrial/warehouse space for lease at 39 N Hildreth Street in Bangor. The space offers 20' ceiling heights, ten loading docks, one drive-in OHD, and ample paved parking. The site is conveniently located less than 2 miles to I-95 and I-395.

TC Haffenreffer | tc@dunhamgroup.com | 207.956.0091
Sylas Hatch | shatch@dunhamgroup.com | 207.485.5511
207.773.7100 | dunhamgroup.com



Property Overview

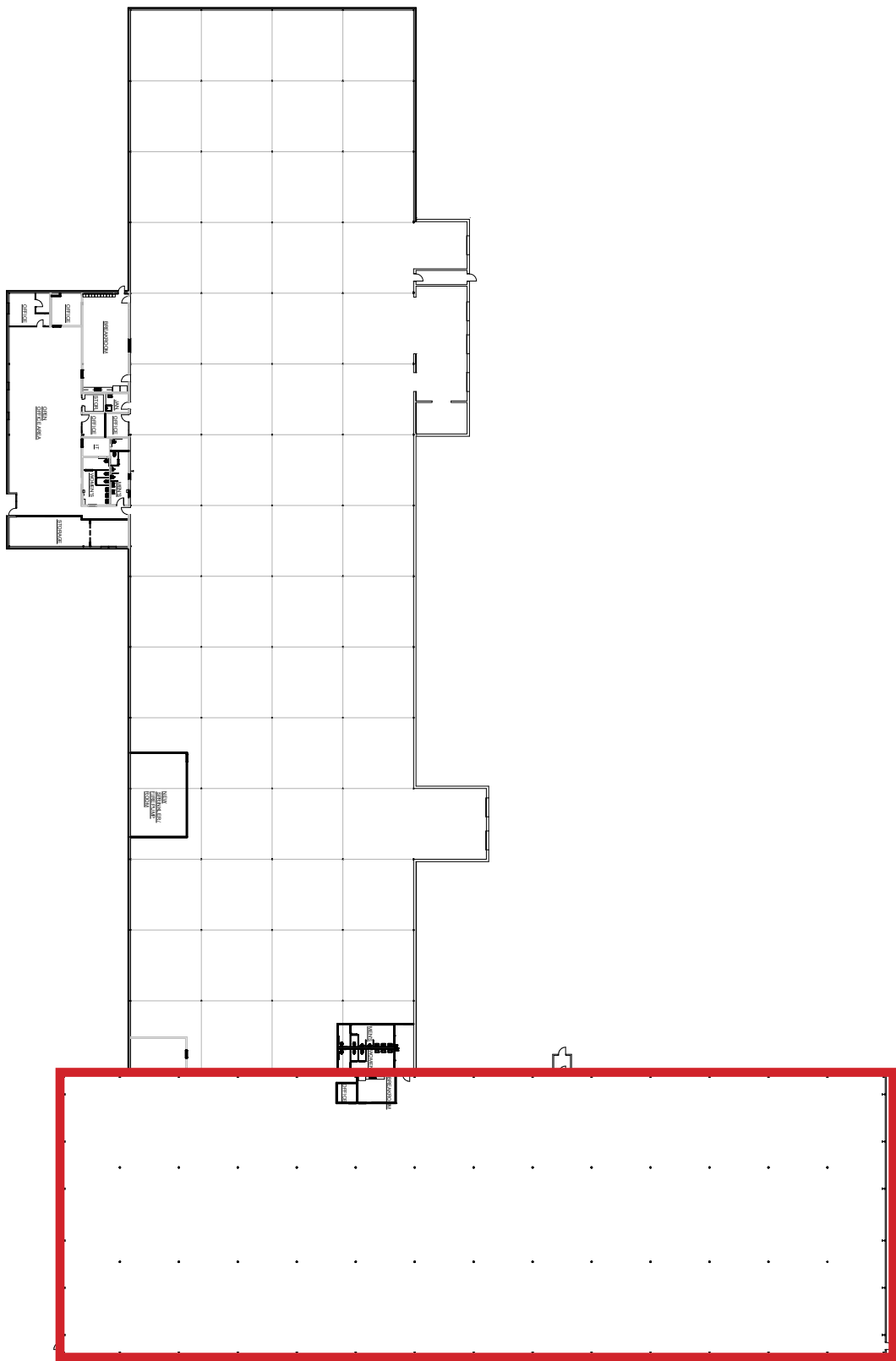
Owner	J.B. Brown & Sons
Building Size	106,000± SF
Space Available	42,000± SF
Lot Size	10.29± acres
Assessor's Reference	R08-002
Annual Taxes	\$0.35/SF (2024)
Zoning	GC&S
Year Built	2002, new section
Construction	Metal
Roof & Siding	Metal
Flooring	Concrete
Utilities	Public water and sewer, electrical, natural gas
Ceiling Height	20'
Overhead Doors	One (1)
Loading Docks	Ten (10)
HVAC	None
Electrical	1200 amps, 3 Phase
Bathrooms	New, shared
Parking	On-site, in-common

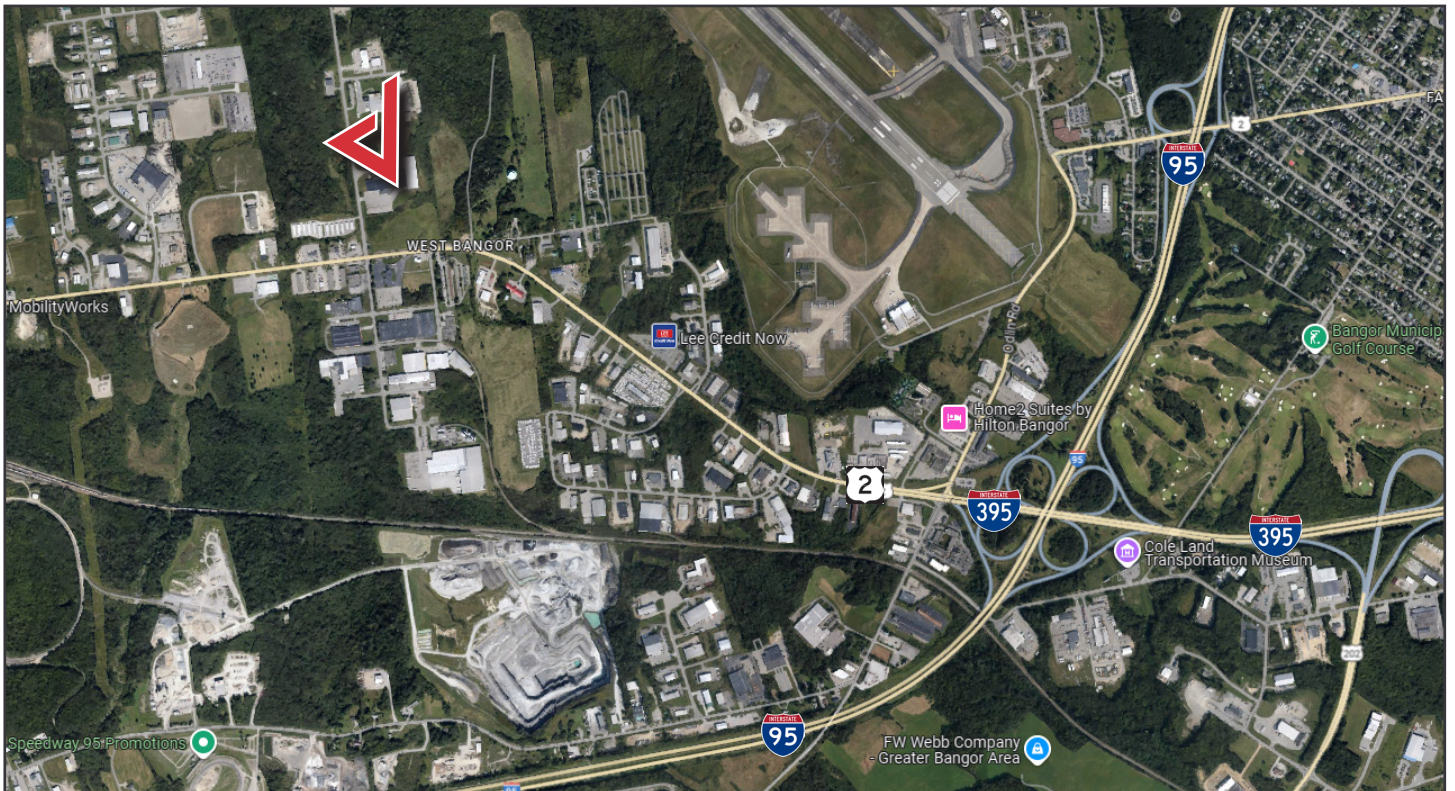
FOR LEASE: \$7.95/SF NNN - Estimated NNN's \$1.25/SF

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FIRST FLOOR PLAN

1/32" = 1'-0"





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.