

CANNABIS GROWING FACILITY AVAILABLE

414 Hill Street, Biddeford - Maine 04005



Owner: Shoreline Group, LLC

Building Size: 10,000± SF

Lot Size: 1.5± acres

Space Available: 2,700 - 10,000± SF

Year Built: 1988

Assessor's Reference: Map 74, Lot 5

Taxes: \$6,345.27 (2016-2017)

Zoning: I-2 (Industrial) - Approved for medical marijuana growers



FOR LEASE

\$10.00/SF NNN

NAI The Dunham Group

Commercial Real Estate Services, Worldwide.

CONTACT INFORMATION

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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.

PROPERTY OVERVIEW

Building Construction: Steel frame with metal siding and sloped roof

Roof: Rubber membrane (2009)

Floor: Concrete slab

Utilities: Municipal water and sewer, natural gas

Electrical Source: 600 Amps, 480 volt, 3 phase

Ceiling Height: 15' - 17' clear height

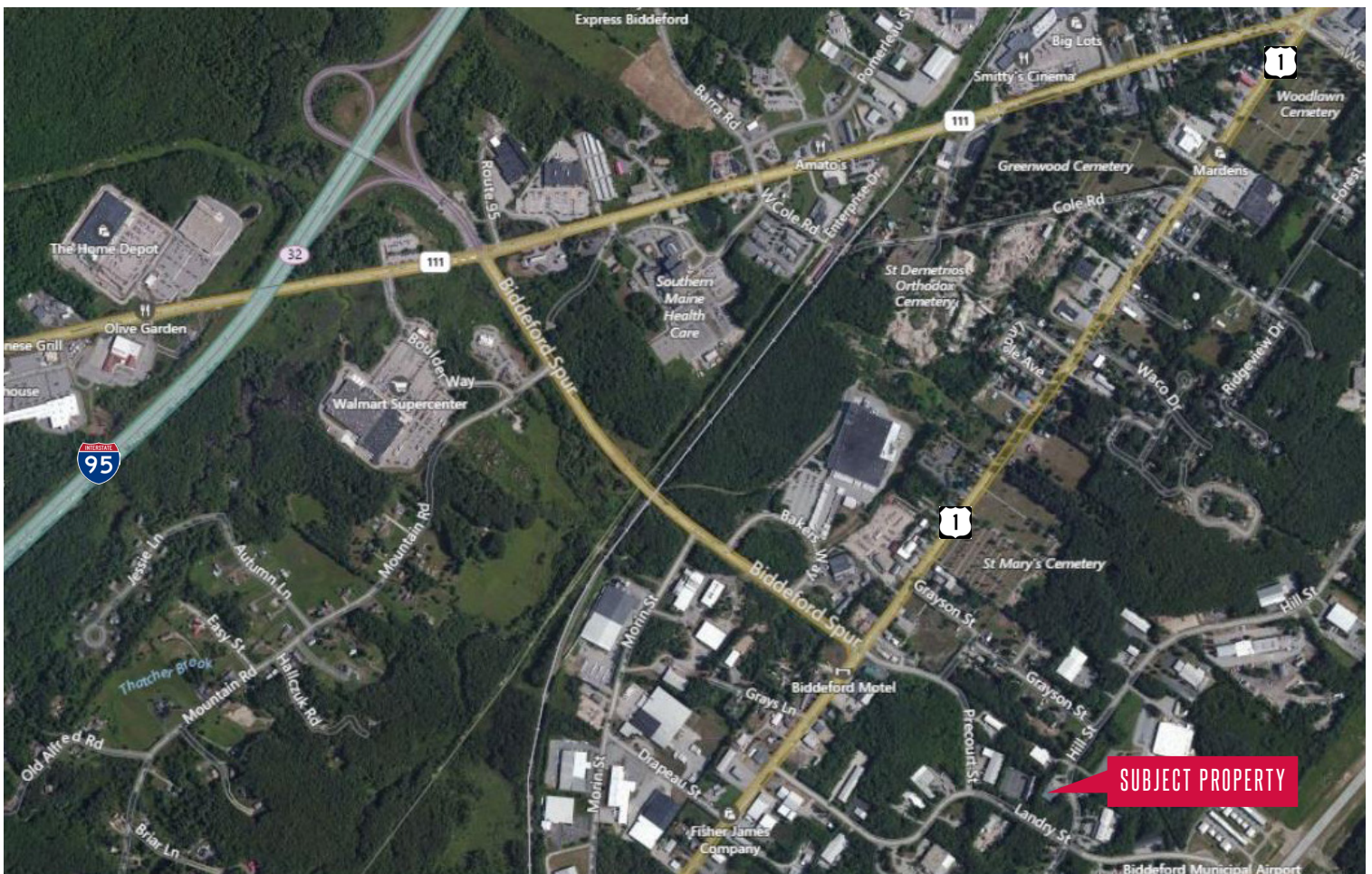
Heating: Manufacturing - Natural gas FHA units
Office - HVAC

Lighting: Fluorescent and HPS fixtures

Loading Doors: One (1), 12' x 14' loading dock &
One (1), 12' x 14' drive-in door

Sprinkler System: None

Accessibility: Approximately one (1) mile from
Maine Turnpike Exit 32



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