

# FOR LEASE

## Industrial/Warehouse Space

6,000 - 12,000± SF | \$7.50/SF NNN



## 45 Dowd Road, Bangor

### Property Highlights

- *Class A Industrial Space*
- *Subdividable down 6,000± SF*
- *Less than 1 mile to I-95 & I-395*

### Property Description

We are pleased to offer this 12,000± SF stand-alone industrial building for lease at 45 Dowd Road in Bangor. The space offers 10,000± SF of warehouse space with two drive-in OHD's and two loading docks. The remaining 2,000± SF is office space with a kitchenette. The site is conveniently located less than a mile to I-95 and I-395.



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## Property Overview

Owner	Hardy Associated, Inc.
Building Size	12,000± SF
Space Breakdown	10,000± Warehouse   2,000± SF Office - subdividable down to 6,000± SF
Land Area	3.26± acres
Assessor's Reference	Map R10, Lot 007
Annual Taxes	\$13,372
Zoning	I&S
Year Built	2008
Construction	Metal
Roof & Siding	Metal
Flooring	Concrete
Utilities	Public water and sewer
Ceiling Height	9' office & 24' warehouse
Overhead Doors	Two (2) drive-in
Loading Docks	Two (2)
HVAC	Forced hot air
Bathrooms	Four (4)
Parking	Ample, on-site

**FOR LEASE: \$7.50/SF NNN - Estimated NNN's \$1.82/SF**









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.