

# For Lease Industrial Building

29,899± SF | 7.17± acres



## 565 Elm Street

Biddeford, ME 04005

### Property Highlights

- Highly visible US Route 1 location
- 1± miles from Maine Turnpike, Exit 32
- 7.17± acres
- 29,899± SF available for lease



### Property Description

We are pleased to offer 565 Elm Street for lease. The 29,899± SF industrial building sits on 7.17± acres and offers great visibility along Route One and easy access to I-95.

#### Broker Contact

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## Property Overview

Owner	565 Elm St. LLC
Building Size	29,899± SF
Lot Size	7.17± acres
Available Lease Space	29,899± SF
Assessor's Reference	Map 13, Lot 43
Annual Taxes	\$25,840.44 (FY '20-'21)
Zoning	Highway Business (B2)
Building Construction	Steel frame with metal siding
Roof	Rubber membrane (15± years old)
Flooring	Fabrication space - concrete; Office - carpet
Office Space	2,470± SF
Utilities	Municipal water and sewer, LP gas (sewer is pumped)
Ceiling Height	10'-20'±
Loading Docks	Three (3) loading docks with edge levelers
Heat	FHW system off gas-fired boiler and FHA units
Electrical	1000 amp, 208 volt, 3 phase service & 400 amp, 208 volt, 3 phase service
Lighting	Fluorescent and HPS fixtures
Sprinkler System	None
Parking	Ample paved parking around building
Available	Immediately
Miscellaneous	3-ton crane

**LEASE RATE : \$6.50/SF NNN**

**- See Broker for details -**



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