FOR SALE/LEASE

Industrial Building

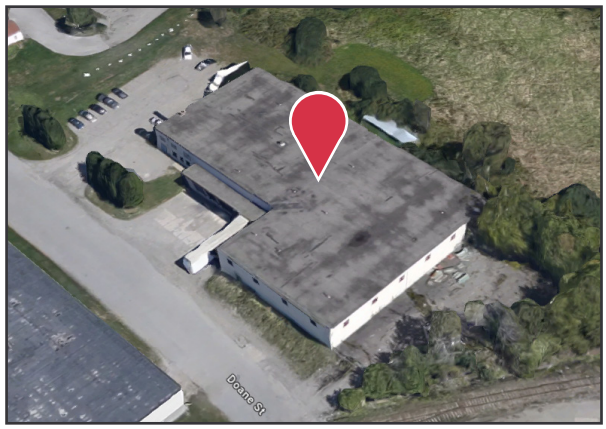
26,497± SF | $2,400,000 | $7.95/SF NNN



64 Doane Street, Bangor

Property Highlights

- *Five (5) loading docks*
- *One (1) drive-in OHD*
- *1.5± miles from Maine Turnpike, Exit 182 and I-395*
- *New roof and sprinklers in 2020*
- *3,000 amp serivce upgrade in 2020*
- *An additional 2.36± acres of laydown available (see broker for pricing details)*



Property Description

We are pleased to offer 64 Doane Street in Bangor for sale or lease. The 26,497± SF industrial building sits on 1.9± acres and is located off Hammond Street with easy accessibility to the Maine Turnpike/I-95, I-395, and the Bangor International Airport. The property is currently a state of the art grow facility and the modular construction allows for easy transition back to traditional warehouse/ distribution.

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The Dunham Group | Commercial Real Estate

Property Overview

Owner	Queen City Development, LLC
Building Size	26,497± SF
Lot Size	1.9± acres
Deed Reference	Map R09, Lot 007B
Assessor's Reference	Book 16362 Page 071
Zoning	Industry & Service (I&S)
Building Age	1954
Building Construction	Masonry
Roof	New
Flooring	Concrete slab
Utilities	Municipal water and sewer
Ceiling Height	18'±
Loading Docks	Five (5) loading docks
Overhead Door	One (1) drive-in OHD
Heat	HVAC and heat pumps (18 units)
Lighting	LED
Sprinkler System	Yes, new
Parking	Ample paved parking around building
Miscellaneous	Fenced yard area

FOR SALE : $2,400,000 - FOR LEASE : $7.95/SF NNN





64 Doane 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.