

For Lease
Mixed-Use
2,400 & 2,600± SF



8 Pomerleau Street

Biddeford, Maine

Property Highlights

- 2,400 & 2,600 SF spaces for lease
- Less than 1± mile from I-95, Exit 32

Property Description

We are pleased to offer two suites for lease at 8 Pomerleau Street in Biddeford. The first floor has a 2,400 SF warehouse/office suite available and is ideal for a tradesman. The second floor has a 2,600 SF office space available. The property offers great accessibility to I-95 as well as close proximity to the Southern Maine Health Care facility. Other amenities include ample parking and expansion potential. Current tenants include RCSS and Residential and Community Support Services.



Broker Contact

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Property Overview

Owner	Eastern Mechanical Realty, LLC
Assessor's Reference	Map 2, Block 86, Lot 2
Deed Reference	Book 14395, Page 996
Taxes	TBD
Zoning	I-3
Building Size	14,064± SF
Available Space	1 st Floor: 2,400± SF (1,200 SF warehouse/shop & 1,200 office), ideal for tradesman 2 nd Floor: 2,600± SF office space
Lot Size	0.55± acres
Year Built	1985
Remodeled	2017-2018
Construction	Wood, steel frame on slab
Roof	Pitched asphalt
Siding	Insulated corrugates steel
Flooring	Carpet
Utilities	Municipal water and sewer
HVAC	Central HVAC with heating and cooling
Alternative Power	Automatic Generator
Central Computer Service	Directly wired to every office work station and 4 conference rooms
Bathrooms	Six (6)
Parking	50 spaces with expansion possibilities
Traffic Count	18,000± vehicles per day
Accessibility	Less than 1± mile from Maine Turnpike/I-95, Exit 32

LEASE PRICE : 1st Floor \$12.50/SF Gross - 2nd Floor \$11.00/SF Gross



1st Floor Plan

The 1st Floor Plan is divided into three main functional areas, each color-coded and labeled with large text:

- AVAILABLE (Pink Area):** Located on the left side of the plan, this section includes:
 - Test Lab
 - Test Lab Expansion
 - Shipping
 - Equipment Storage
 - Salvage/Refrigeration
 - Mechanical
 - Two rooms labeled "NET 5"
- COMMUNITY CARE (Blue Area):** Located in the center-right, this section includes:
 - Large Meeting Room (525 sq. ft.)
 - Office (173 sq. ft.)
 - Meeting Room (170 sq. ft.)
 - Office (204 sq. ft.)
 - Office (204 sq. ft.)
 - Office (129 sq. ft.)
 - Office (129 sq. ft.)
 - Office (141 sq. ft.)
 - Office (149 sq. ft.)
 - Unfinished space
 - Unfinished space
 - Unfinished space
 - Unfinished space
- RCSS (Dark Blue Area):** Located on the right side, this section includes:
 - Shipping
 - Table Room
 - Lobby (154 sq. ft.)
 - Lunch Room (446 sq. ft.)
 - Billiard Room (425)
 - Est. Practice (138 sq. ft.)

Additional labels and features include:

- "Unfinished" labels in several rooms.
- "NET 5" labels in two rooms within the AVAILABLE section.
- Stairwells and elevators are indicated throughout the plan.

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