

FOR LEASE

Industrial Space

3,000± & 12,000± SF | \$8.95/SF NNN



9 Landry Street, Biddeford

Property Highlights

- 15-18'± clear height
- Drive-in OHDs
- Clear span space (no internal columns)
- Located 1± mile from Maine Turnpike/I-95, Exit 32
- Outside storage area behind building



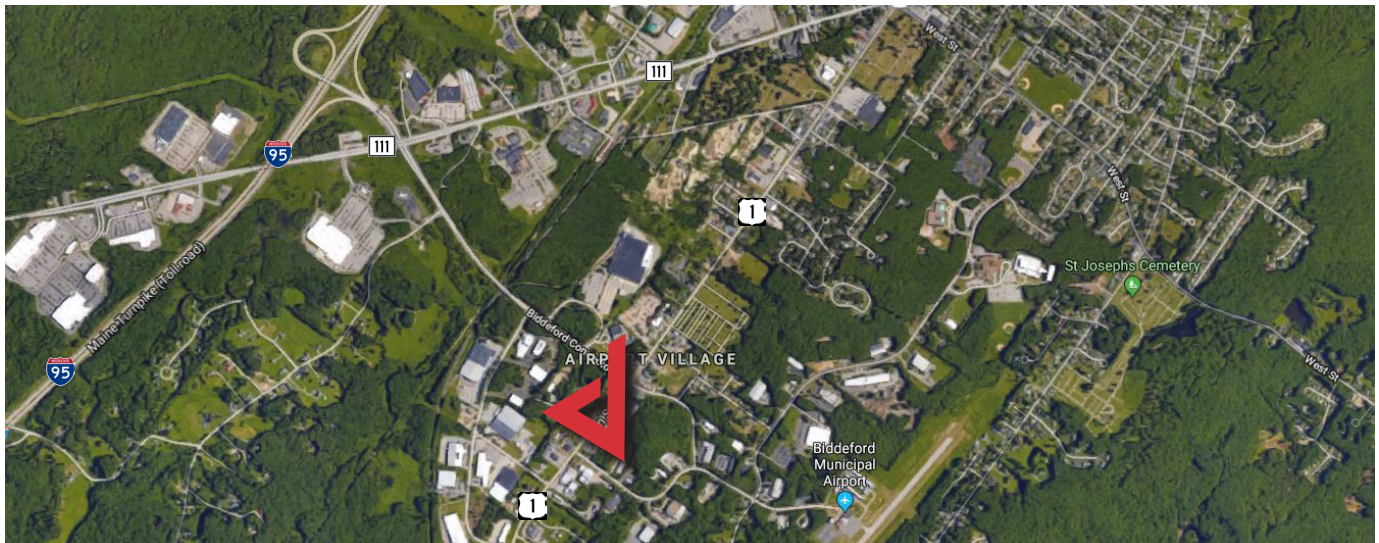
Property Description

We are pleased to offer a 3,000± SF - 12,000± SF space for lease at 9 Landry Street in Biddeford Airport Industrial Park. The spaces have been upgraded with handicap bathrooms and LED fixtures.

Property Overview

Owner	HBS Properties, LLC
Building Size	18,000± SF
Lot Size	4.2± acres
Zoning	Industrial
Assessor's Reference	Map 13, Lot 44
Available Space	Unit 1: 4,500± SF (60' x 75') Unit 3: 3,000± SF (60' x 50') Unit 4: 4,500± SF (60' x 75')
Annual Taxes	\$18,008.33 (FY '22 - '23) Tenant pays pro-rata share of taxes
Year Built	1991
Building Construction	Steel frame with metal siding
Roof	Sloped metal
Flooring	Concrete slab
Utilities	Municipal water and sewer, natural gas
Bathroom	One (1) handicap bathroom
Ceiling Height	Unit 1: 18'± Unit 3: 18'± Unit 4: 15'±
Loading Doors	Unit 1: One (2) 12' x 14' drive-in OHD Unit 3: One (1) 12' x 14' drive-in OHD Unit 4: One (1) 12' x 12' drive-in OHD
Heat	Gas-fired FHA
Electrical	200 amp, 120/208 volt, 3-phase
Lighting	LED fixtures
Parking	Ample, paved parking

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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.