

For Lease  
**Industrial Space**  
4,500± SF | 8.00/SF NNN



## 9 Landry Street

Biddeford, ME 04005

Google

### Property Highlights

- 14' - 16' Ceiling height
- Clear span space (no internal columns)
- Located 1± mile from I-95/ Maine Turnpike, Exit 32



### Property Description

We are pleased to offer Unit 4 for lease at 9 Landry Street in Biddeford Airport Industrial Park. Unit 4 is 4,500± SF and will be available for occupancy 1st quarter 2022.

#### Broker Contact

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## 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 4: 4,500± SF (60' x 75')
Annual Taxes	\$15,785.37 (FY '20-21) Tenant pays pro-rata share of taxes
Building Age	1991
Building Construction	Steel frame with metal siding
Roof	Sloped metal
Flooring	Concrete slab
Utilities	Municipal water and sewer, natural gas
Ceiling Height	14' - 16'±
Loading Doors	One (1) 12' x 12' drive-in OHD
Heat	Gas-fired FHA
Electrical	200 Amp, 120/208 volt, 3-phase
Lighting	Fluorescent fixtures throughout
Parking	Ample, paved parking

**FOR LEASE : \$8.50/SF NNN**

