

# FOR LEASE

## Industrial Space

4,500± SF | \$6.00/SF NNN



## 9 Landry Street, Biddeford

### Property Highlights

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



### Property Description

We are pleased to offer Unit 4 for lease at 9 Landry Street in Biddeford Airport Industrial Park. The space is currently available for storage/warehousing on a short or long-term basis.



### Broker Contact

Greg Hastings

ghastings@dunhamgroup.com

www.dunhamgroup.com

## 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'x75')
Annual Taxes	\$14,785.37 (FY '20 - '21) 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	None
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

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