

FOR LEASE

Industrial Space

4,500± SF | \$6.00/SF NNN

6,000± SF | \$8.50/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 2 and 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

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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 2: 6,000± SF (60'x100')	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	Unit 2: 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	Fluorescent fixtures throughout	
Parking	Ample, paved parking	

FOR LEASE : \$6.00/SF NNN - Unit 4
FOR LEASE : \$8.50/SF NNN - Unit 2

