

For Lease  
Industrial Spaces  
3,000 - 4,500± SF



## 9 Landry Street

Biddeford, ME 04005

Google

### Property Highlights

- 14' - 20' 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 two units for lease at 9 Landry Street in Biddeford Airport Industrial Park. Unit 3 is a 3,000± SF and Unit 4 is 4,500± SF. Unit is available for occupancy December 2020 and Unit 4 will be available for occupancy summer 2021.

#### Broker Contact

Greg Hastings, SIOR

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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 3: 3,000± SF (60' x 50')	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	Unit 3: 20'±	Unit 4: 14'±
Loading Doors	Unit 3: One (1) 12'x14' drive-in OHD	Unit 4: One (1) 12' x 12' drive-in OHD Four (4) 4' x 8' van height doors One (1) 8' x 8', 42' dock door
Heat	Gas-fired FHA	
Electrical	200 Amp, 120/208 volt, 3-phase	
Lighting	Fluorescent fixtures throughout	
Parking	Ample, paved parking	

**FOR LEASE : \$8.00/SF NNN**

