

FOR SALE

Industrial Building

18,000± SF | 4.2± acres



9 Landry Street, Biddeford

Google

Property Highlights

- Zoned for cannabis cultivation
- 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 this multi-tenant industrial property which is located in the Biddeford Airport Industrial Park. Unit 4 (4,500± SF) is being renovated for occupancy in Summer 2022. The owner will lease back Unit 1 (4,500± SF) for 1 - 3 years.



Broker Contact

Greg Hastings

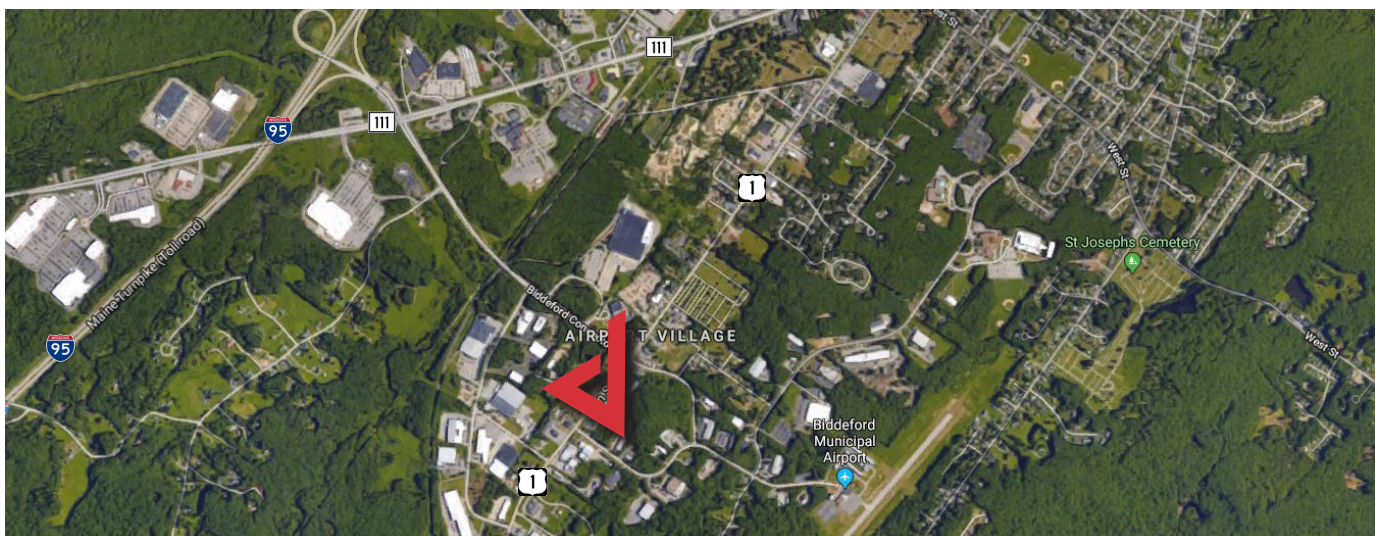
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Property Overview

Owner	HBS Properties, LLC
Building Size	18,000± SF (60' x 300')
Lot Size	4.2± acres
Zoning	Industrial (I-1)
Assessor's Reference	Map 13, Lot 44
Deed Reference	Book 14251, Page 384
Annual Taxes	\$15,088.97 (FY '21 - '22)
Year Built	1991
Space Breakdown	Unit 1 : 4,500± SF Unit 2 : 6,000± SF Unit 3 : 3,000± SF Unit 4 : 4,500± SF
Building Construction	Steel frame with metal siding
Roof	Sloped metal
Floor	Concrete slab
Utilities	Municipal water and sewer, natural gas
Ceiling Height	14' - 16'±
Loading Doors	Drive-in OHDs for each unit
Heat	Gas-fired FHA unit heaters
Electrical	800 amp, 120/208 volt, 3-phase
Lighting	Combination of LED and fluorescent fixtures
Parking	Ample, paved parking
Miscellaneous	Outside storage area behind building

FOR SALE : \$2,200,000



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.