

15 YORK ST, BIDDEFORD, ME 04005

FOR SALE

## PEPPERELL MILL CAMPUS

For More Information, Please Contact:



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# PROPERTY INFORMATION BUILDING 9



Address	15 York St, Biddeford, ME 04005
Owner	Wayne Industries LLC
List Price	\$2,100,000.00
Sq. Footage	27,932 ± SF
Lot Size	0.33 ± Acres
Zoning Description	MSRD3
Year Built	1880
Floors	4
Parking	Shared Campus Parking
Construction	Masonry with Brick Exterior
Flooring	Wood
Utilities	Forced Air; Natural Gas Municipal Water & Sewer

Located in the historic Pepperell Mill Campus, this 27,932 SF building offers stable income with room for growth. Current tenants include the State of Maine, Maine Pretrial Services, Day One, KidsPeace, Flux Integration, and Few & Far Inc.

The building is recognizable by the prominent One Blue Sky mural and is part of a vibrant downtown Biddeford community near the Saco River, housing, restaurants, and breweries.

Ideal for investors or owner-users looking to add value through lease-up or strategic upgrades.





# AERIAL MAP



# PEPPERELL MILL CAMPUS

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