

FOR LEASE : 412 HILL STREET

Biddeford, Maine 04005



Owner: TF Real Estate Group, LLC

Land Area: 2.43± acres

Available Space: 13,760± SF

Space Breakdown:

Office	1,440± SF (24' × 60')
Production	12,320± SF (88' × 104')
Total	13,760± SF

Taxes: \$8,207.48 (2014- 2015)

FOR LEASE

\$3.95/SF NNN

NAI The Dunham Group

Commercial Real Estate Services, Worldwide.

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.

CONTACT INFORMATION

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Building Age: 1985 with addition in 1986

Construction: Steel frame, metal/vinyl siding

Roof: Sloped metal

Flooring: Concrete slab

Zoning: Industrial



Ceiling Height: 9' - 14'±

Loading Doors: Two (2) 8' x 8' loading docks

Two (2) 10' x 12' drive-in doors

*All doors have electric door openers

Electrical: 1,000 Amp, 408 Volt, 3 phase,
4 wire

HVAC: Office - HVAC with electric baseboard
as backup; Production - Gas-fired FHA units

Utilities: Municipal water and sewer,
natural gas

Sprinkler System: None



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