FOR LEASE • INDUSTRIAL SPACE

386 Hill Street • Biddeford, ME

MALONE
COMMERCIAL BROKERS

20,000± SF INDUSTRIAL SPACE

- Industrial warehouse on 1.67± AC lot
- 18,050 ± SF of warehouse space and 1,950± SF of heated office space
- On-site parking for 35+ vehicles
- Two overhead doors and one loading dock
- Excellent location just minutes from I-95

LEASE RATE: $7.75/SF NNN
CAM's estimated at $1.75/SF

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PROPERTY SUMMARY

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Site Info

OWNER:	Michael Foshay
DEED:	Book 14137 Page 0905
ASSESSOR:	Map 88 Lot 3
LOT SIZE:	1.67± AC
SIGNAGE:	Pylon at street and on building
PARKING:	35+; 1.8:1 ratio
ZONING:	I2 Industrial
TAXES:	$14,333.75 (2025)

Building Info

BUILDING SIZE:	20,000± SF
CONFIGURATION:	18,050± SF warehouse 1,905± SF office
YEAR BUILT:	1985
STORIES:	One (1)
CONSTRUCTION:	Steel frame
ROOF:	Metal
SIDING:	Aluminum siding and brick
FLOORING:	Concrete
FOUNDATION:	Slab
CEILING HEIGHT:	13'±
COLUMN SPACING:	25'±
WAREHOUSE ACCESS:	Two overhead doors One loading dock
ELECTRICITY:	200 amps
HEATING:	Heat pump in office None in warehouse
UTILITIES:	Municipal water and sewer
LIGHTING:	LED
RESTROOM:	Two (2)

SITE PLAN

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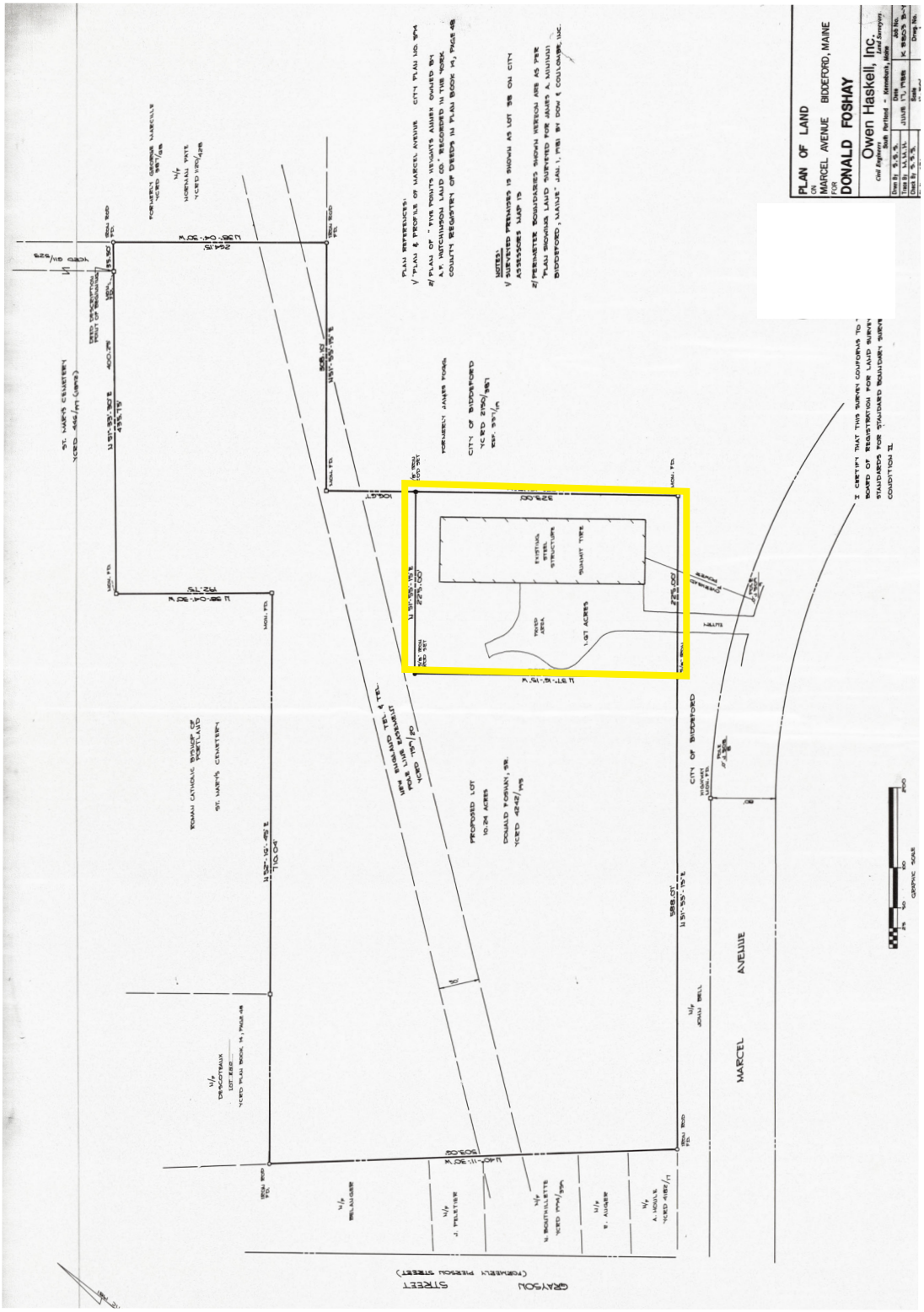

LOCATION MAP

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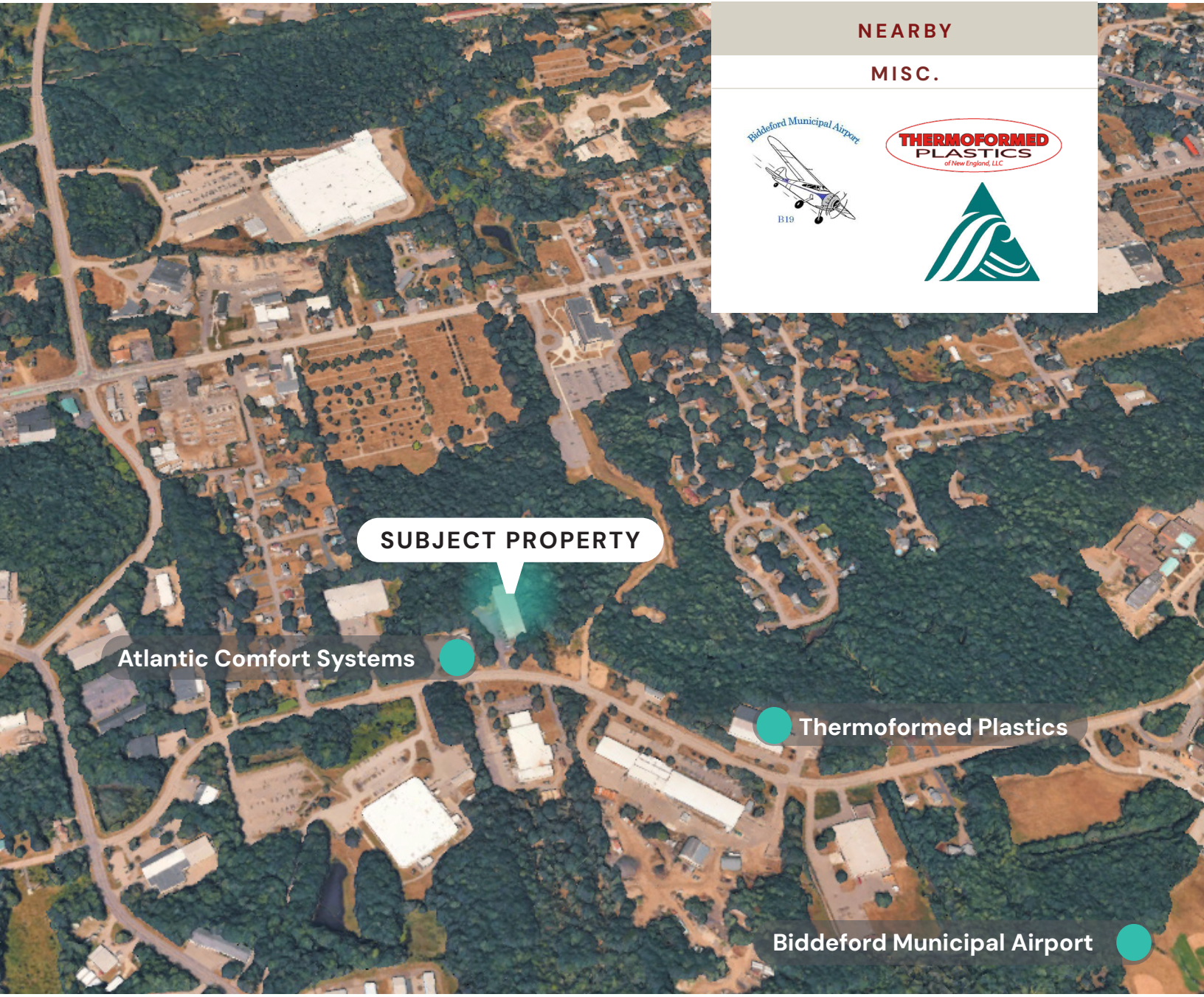

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