FOR LEASE

EPSTEIN COMMERCIAL REAL ESTATE



1135 HAMMOND ST - BANGOR, ME

DESCRIPTION	Modern warehouse facility within ½ mile of I-95 and I-395. Excellent visibility and access on Rt 2 (outer Hammond St).
SPACE AVAILABLE	Warehouse: 9,315 +/- sf Office: 3,500 +/- sf Total: 12,815 +/- sf
BUILDING SIZE	32,273 +/- sf
LOT SIZE	2.6 +/- acres (298' frontage on Rte 2)
TRAFFIC COUNT	10,110 cars/day (2023) (Odlin Rd @ US 2 (Hammond))
ZONING	GC&S (General Commercial & Service District)
LEASE RATE	$9.75/sf NNN

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

PROPERTY DETAILS

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CONSTRUCTION	Metal clad, steel frame, free span
PARKING	Newly paved parking on-site
HEATING	Natural gas blowers
ELECTRICAL	600 AMP, 250 V
CEILING HEIGHT	Warehouse: 18' at eaves, 21' at center
ROOF	Metal, standing seam
OVERHEAD DOORS	Warehouse: High Wide • 3 dock doors: 8' 8' • 1 on-grade: 8' 10'
SPRINKLERS	Wet

FOR FURTHER INFO, CONTACT: DAVID HUGHES

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207-945-6222



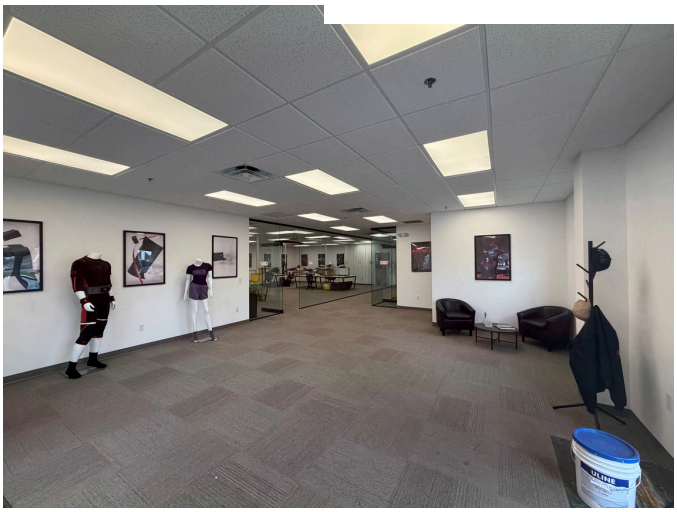
BUILDING PHOTOS

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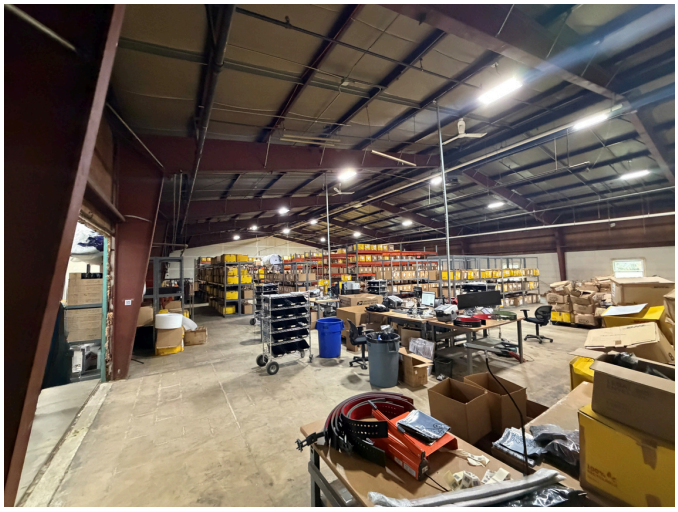
Entry



Lobby-Office



Warehouse



Loading Area



Pylon

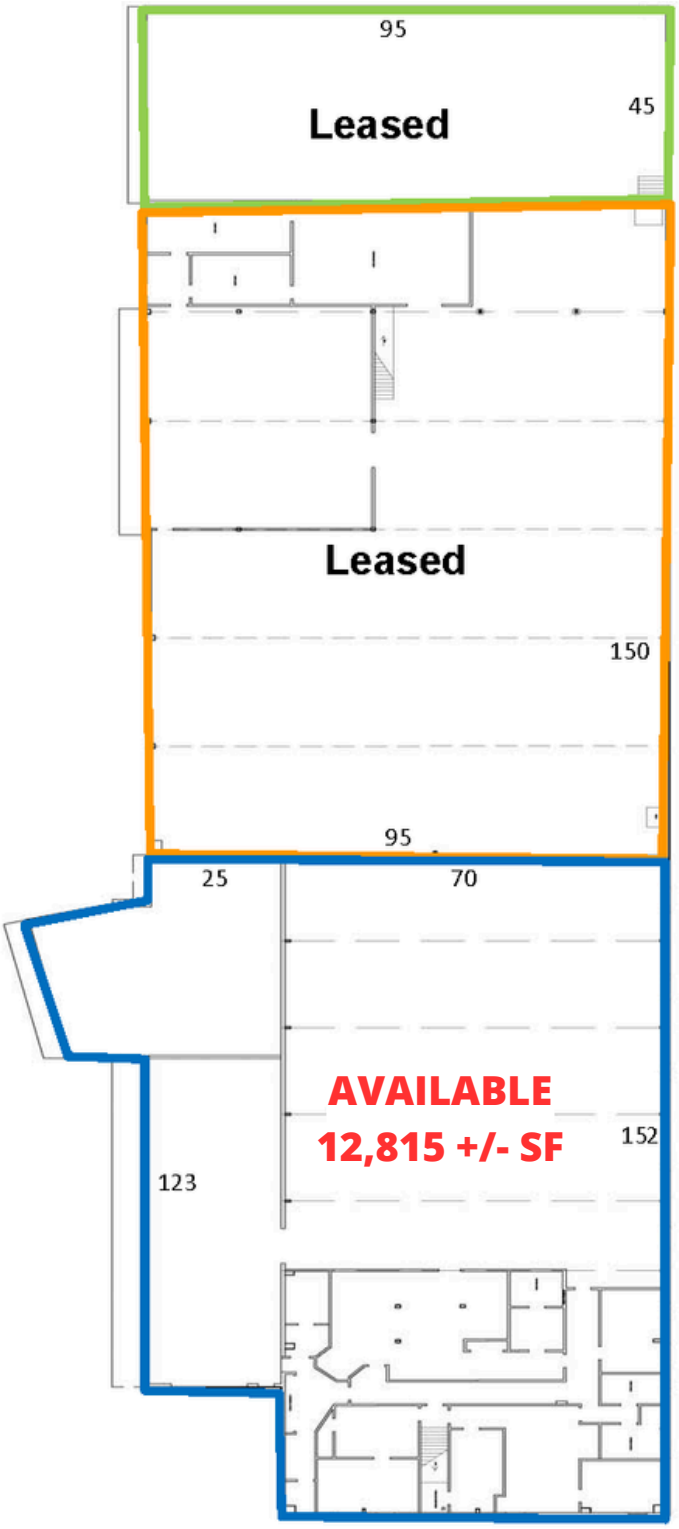


Exterior Front



SPACE AVAILABLE

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FLOOR PLAN
1/16"=1'

SITE PLAN

EPSTEIN
COMMERCIAL
REAL ESTATE



LOCATION MAP

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