

FOR LEASE

Workshop/Flex

1,604± SF | \$10.00/SF NNN



10B Arctic Circle, Biddeford

Property Highlights

- *Versatile Flex/Workshop Space*
- *On-site Parking*
- *Excellent Visibility & Access*
- *1 Minute to I-95 Exit 32*

Property Description

We are pleased to offer this versatile 1,604± SF flex space for lease. The space offers an open workshop space with a half bath, and 2 loading docks. It is well-suited for a variety of industrial, contractor, or service-oriented users. The property features ample on-site parking and efficient loading capabilities with 2 loading docks. The location has immediate access to the Biddeford Connector and is just one minute from Exit 32 of I-95.



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Property Overview

Owner	Southpark, LLC
Available Space	1,604± SF
Space Breakdown	Open workshop/flex space, bathroom, and 2 loading docks
Zoning	I1 - Industrial
Year Built	1950
Utilities	Municipal water, private septic
Loading Docks	Two (2)
Bathrooms	One (1)
Parking	Ample on-site

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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.