

IMMEDIATELY AVAILABLE

# FOR SUBLEASE

## PEPPERELL MILL, BUILDING 10, SUITE 206

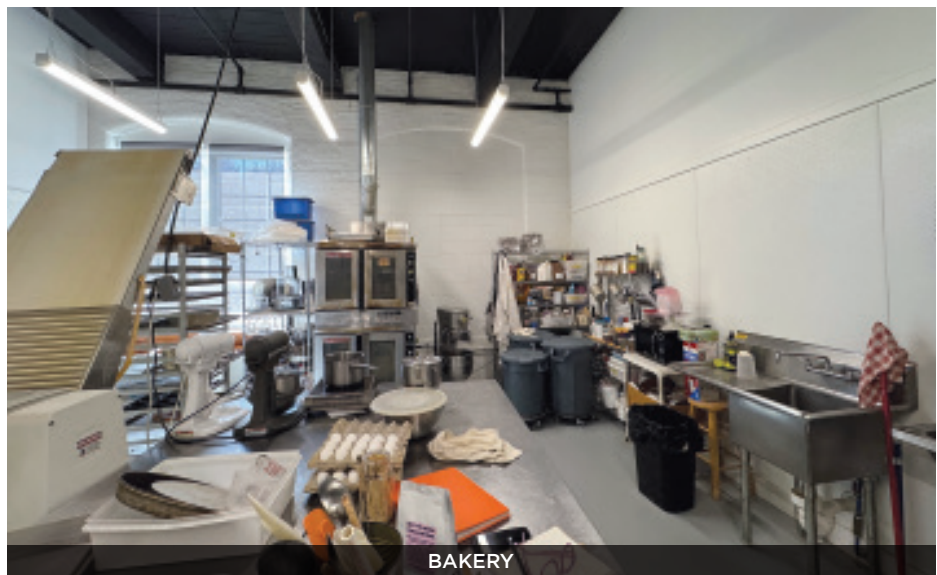
BIDDEFORD ME

### KEY ATTRIBUTES

- Building 10 Pepperell Mill is a beautifully restored historic mill building with brick construction, high ceilings with striking beams, oversized windows, historic flooring, attractive building entrance and on-site parking in the heart of downtown Biddeford
- Tenants located in Building 10 include Ocean Balance Inc, Belfire Hot Glass & Gallery, Tooties Tempeh, Rover Bagel, Cakes For All Seasons, Time and Tide Coffee, On Plane Academy, GoodSam Food, the PlayLot, Big Tree Foods
- The Sublease space is 1,050± SF of sunny space currently operating as Cakes For All Seasons, while the current use is a bakery, the space is ideal for many commercial uses
- Layout includes two spacious rooms, one currently occupied by the bakery and another room ideal for a variety of uses, including seating for patrons, shipping area, office, meetings, classes, etc
- Bakery equipment is not included in the Sublease but is negotiable for purchase - if not purchased by the Subtenant the equipment will be removed by the bakery owner
- Abundant on-site parking for Subtenant to arrange through Landlord
- Possible Take-Out Window - see page two
- Sublease term immediately through July 21, 2028 - additional term from Landlord may be possible



BUILDING 10 EXTERIOR AND PARKING



BAKERY



**Roxane A. Cole, CCIM**  
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NEIGHBORING TAKE OUT WINDOW



EXTERIOR BAKERY WINDOW



INTERIOR OF BAKERY WINDOW

Opportunity for possible take out window conversion noted in three above photos.



LOBBY VIEW TO HALLWAY AND SUITES



VIEW INTO BAKERY FROM ADJACENT ROOM



ABUNDANT ON SITE PARKING

**PRICE: \$20/SF**  
Plus utilities, parking,  
trash and recycling,  
all paid by Subtenant



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