

FOR SALE



92 PERRY RD, BANGOR, ME

PROPERTY	Fully-tenanted industrial building. Well maintained and located.
LOCATION	Located in Bangor Industrial Park with access to I-95, I-395, & Rt 202, servicing points north, south, east and west
LOT SIZE	6.46 +/- ac (with 4.9 ac in Bangor, 1.56 ac in Hampden)
TAX MAP REFERENCES	Map R28, Lot 13
ZONING	Industry & Service (I&S)
SALE PRICE	\$3,850,000 (\$43.84/sf)

FOR FURTHER INFO, CONTACT: DAVID HUGHES

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PROPERTY DETAILS



BUILDING

	SF +/-	ceiling height	Tenant	lease ends	options
Showroom A	9,244	9.5'			
Office B	10,314	9.5'			
Shop C	8,702	9.5'			
Warehouse D	37,368	18'			
Mezzanine	7,500	8'			
Subtotal	73,128		Rexel	12/31/2026	One 3-yr
Warehouse E	14,688	18'	Renewal by Anderson	12/31/2026	One 3-yr
Total	87,816				

OVERHEAD DOORS

- Shop Space C
 - 2 - 8x8' dock doors
 - 2 - 8'x10' dock doors

- Warehouse D
 - 4 - 8'x10' internal dock door
 - Accessed from 2 - 22'x14' overhead doors
 - 1 - 10x14' overhead door

- Warehouse E
 - 1 - 10'X12' overhead door
 - 1 - 10'x10' tail gate height door
 - 1 - 6'x8' double swing man door at tailgate height

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



PARKING

Ample paved on site
Lot repaved in 2015

CEILING HEIGHT

9.5' (shop/showroom/office)
18' (warehouse)

ROOF

Flat rubber membrane
Roof replaced:
lower front roof area 2010
rest of building 2018

FLOORING

Concrete / VCT and commercial carpet

SPRINKLERED

Wet system throughout

ELECTRIC

1,200 amp - three phase
New Cummins generator 2017

HEAT

Duel fuel system with natural gas and oil, servicing hot water to overhead Modine heating units

LIGHTING

Mix of LED and florescent

UST

8,000 gallon fiberglass double walled tank with monitoring system

WATER / SEWER

City

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EXISTING TENANTS

Rexel

Rexel occupies 72,397 +/- sf with a lease expiration of December 31, 2026, and one, 3-year renewal option.

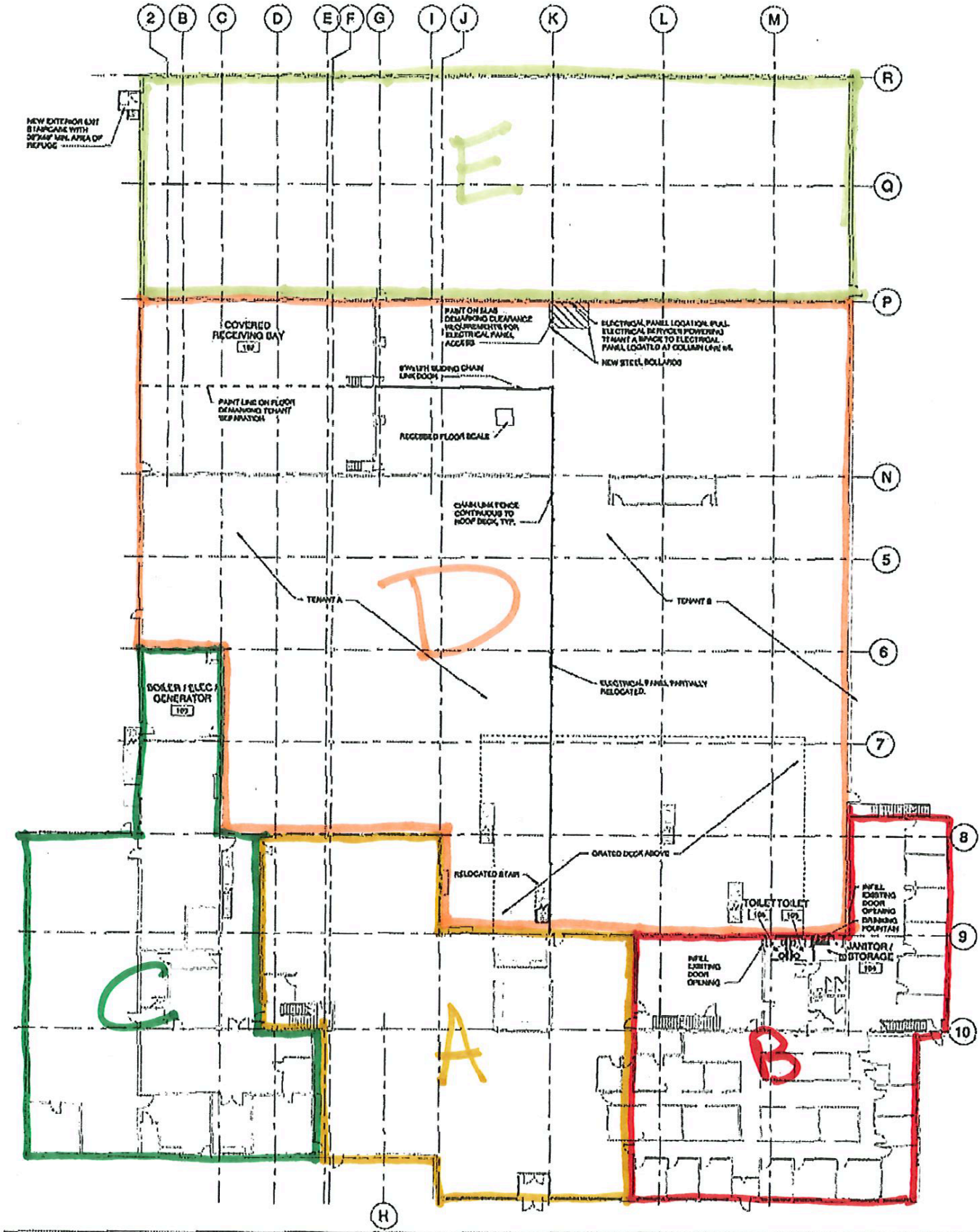
Rexel USA Inc. is an electrical distributor and key subsidiary of the global Rexel Group. Serving as the U.S. arm of one of the world's largest electrical supply networks, Rexel USA operates over 440 branches across all 50 states, employing more than 7,200 people.

Renewal by Anderson (The Pearl Group)

The Pearl Group occupies 15,000 +/- sf with a lease expiration of December 31, 2026, and one, 3-year renewal option.

Renewal by Andersen of Greater Maine (The Pearl Group) is a locally operated branch of Renewal by Andersen, a division of Andersen Corporation. Established in 1995, now one of the largest replacement window companies in the U.S., with operations in over 100 markets nationwide.

BUILDING FLOOR PLAN



(NOT TO SCALE)

BUILDING PHOTOS



LOCATION MAPS

