

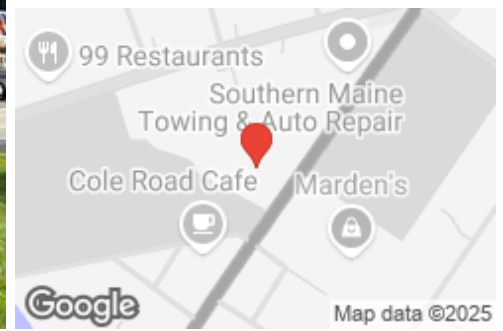
## 432 Elm Street

432 Elm St, Biddeford, ME, 04005

Flex/R&D For Lease

Prepared on February 08, 2025

1 of 1 Listings



### Listing Details | Flex/R&D For Lease

Suite	<b>F and J</b>	Available Date	<b>1/28/2025</b>
Secondary Uses	<b>Retail, Office</b>	Days On Market	<b>11 days</b>
Sublease	<b>No</b>	Date Listed	<b>1/28/2025</b>
Total Available Space	<b>1,509 SF</b>	Last Modified	<b>2/08/2025</b>
Min Div/Max Contig	<b>1509/1,509 SF</b>	Listing ID	<b>38067865</b>
Asking Rate	<b>\$20.00 Annual/SF</b>	Yard	<b>Yes: Paved</b>
Monthly Rate	<b>\$2,515</b>	Heavy Electric	<b>Yes</b>
Industrial/Office Rent	<b>\$20.00 Annual/SF</b>	Ceiling Height	<b>-</b>
Lease Type	<b>Gross Lease</b>	Dock High Doors	<b>Present</b>
Expenses	<b>-</b>	Grade Level Doors	<b>Present</b>
Possession	<b>Now</b>	Entire Floor	<b>Yes</b>
Divisible	<b>1509</b>	Heated	<b>Yes</b>
Vacant	<b>Yes</b>	Parking Spaces	<b>-</b>
Vacant Date	<b>1/28/2025</b>		

### Description

Total available space is 5,109+/- square feet, dividable to 1,509+/- square feet or 3,609+/- square feet with loading doors. Ready for immediate occupancy. Affordable Gross Lease that includes all expenses. Shared bathrooms in common hallway. On site free parking. Flex, office, retail or industrial space with park-at-the-door convenience. Located on US Route 1, Elm Street, Biddeford, directly across from Marden's. Highly visible building with abundant parking at the door that is nearby Five Points area and Maine Turnpike Exit 32, Northbound and Southbound.

## Property Features

### Location Details

Address	432 Elm St , Biddeford, ME, 04005	Parcels	31050_20-1
Zoning	B-2 (INDUSTRIAL USES ALLOWED)	Name	432 Elm St.
County	York	Nearest MSA	Portland-South Portland-Biddeford

### Building Details

Sub Type	Warehouse/Office	Ceiling Height	20 ft
Building Status	Existing	Dock High Doors	1
Building Size	27,639 SF	Grade Level Doors	8
Land Size	5.08 Acres / 221,315 SF	Rail Doors	Not present
Number of Buildings	1	Sprinklers	-
Number of Floors	1	Water	Yes
Year Built/Renovated	1962, 2020	Sanitary Sewer	Yes
Primary Constr. Type	Masonry	Rail Service	No
Occupancy Type	Multi-tenant	Floor Size	28,015 SF
Yard	-	Rentable Space	26,442 SF
Electricity	Yes		

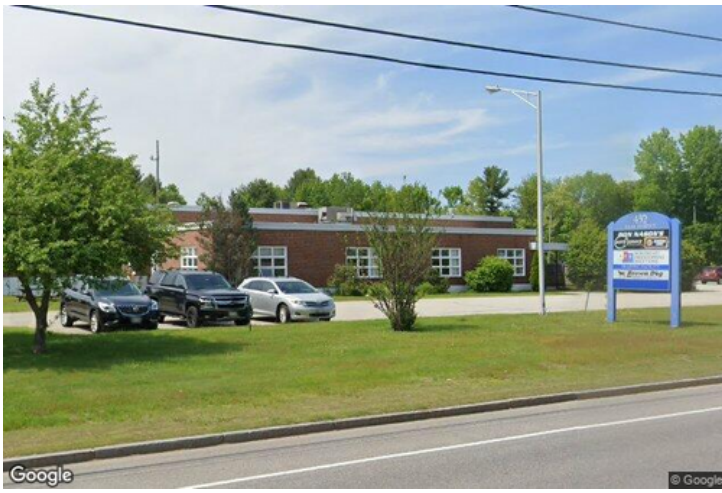
## Property Listings

1 Listing | 1,509 SF | \$20.00 Annual/SF

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Doors	Office	Yard	Power
For Lease	Office Sh...	F and J	1,509 SF	\$20.00 Annual/SF Gross ...	1/28/2025	-	GD, DH	-	Yes	-/-/-

## Additional Photos





## Contact



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