

245 BOMARC ROAD - BANGOR, MAINE

ABOUT THIS PROPERTY:

4,000 +/- sf warehouse/shop space with a small office, restroom, and storage mezzanine. Location provides ample on-site parking with potential to lease additional land for outside storage.

DOORS	Two 12x14 overhead doors (drive through)
CEILING HEIGHT	14.5'
ELECTRICAL	3 phase, 800 amp service
HEAT	Office - propane hot air heat & a/c Warehouse - modine propane heating units
TAXES	\$3,895/yr (2025/2026)
CAM	Tenant is responsible for plowing and exterior grounds maintenance
LEASE RATE	\$2,500/month NNN

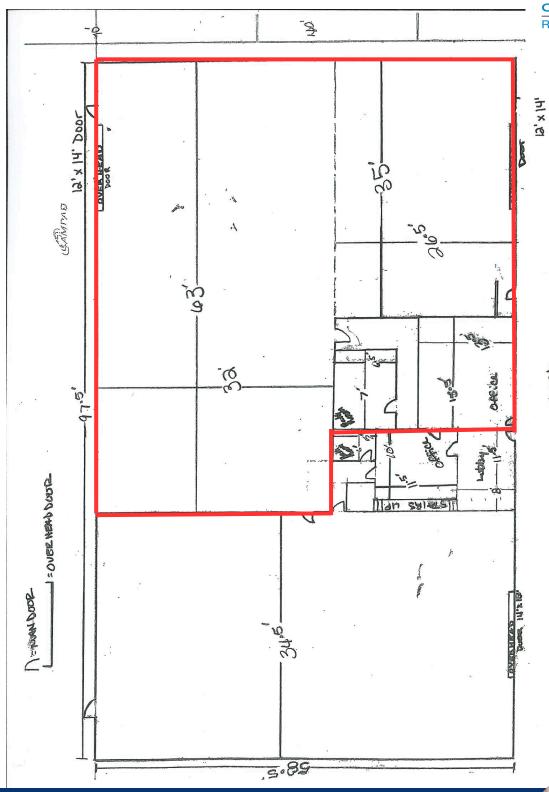
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LOCATION MAP EPSTEIN COMMERCIAL B1080/48/ BEAL ESTATE SITE ? JUDSON HEIGHTS BANGOR OUTER OHIO Husson COLONIAL PINES University Mount Ho Corp. (15)n Air Trampoline 🚜 Adventure Park BANGOR GARDENS Bangor (15B) Cascade Park International TREE STREETS Airport BROADWAY (222) HISTORIC DISTRICT Bangor Brewer Maine Savings Amphitheater Hollywood Casino Hotel & Raceway Bangor 395)5 Promotions

SITE PLAN



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FOR FURTHER INFO, CONTACT: MOLLY BRIGGS



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