



FOR LEASE

99 FARM ROAD
BANGOR, MAINE



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PROPERTY DESCRIPTION

<u>ADDRESS:</u>	99 Farm Road Bangor, Maine
<u>DESCRIPTION:</u>	Multi-tenant, flex-use building
<u>LOCATION:</u>	Located in the Bangor Industrial Park on Farm Road, close to downtown Bangor. Approximately 1.5 miles from I-395 to the east, .5 miles from I-95 to the west, and .5 miles to Route 2, servicing points north, south, east and west.
<u>BUILDING SIZE:</u>	72,322 +/- sf
<u>SPACE AVAILABLE:</u>	6,178 +/- sf
<u>LOT SIZE:</u>	7.24 +/- acres
<u>PARKING:</u>	On-site parking available
<u>ROAD FRONTAGE:</u>	258' on Farm Road
<u>AGE:</u>	Renovated in 2015
<u>TENANTS:</u>	Tenants include Beal College, Fields 4 Kids, Crosby Welding
<u>MAP/LOT:</u>	Map 17, Lot 62
<u>ZONING:</u>	Industry & Service District (I&S)
<u>LEASE RATE:</u>	\$8.00/sf NNN



Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that 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.

SPACE DETAILS

CONSTRUCTION: Concrete with block and steel

ROOF: Peaked metal

CEILING HEIGHT: 12' – 20' +/- feet to roof

OVERHEAD DOOR: 9" 6' high; 10' wide

LIGHTING: LED and fluorescent

HEATING: Forced hot air

SPRINKLER SYSTEM: Wet

WATER/SEWER: Public

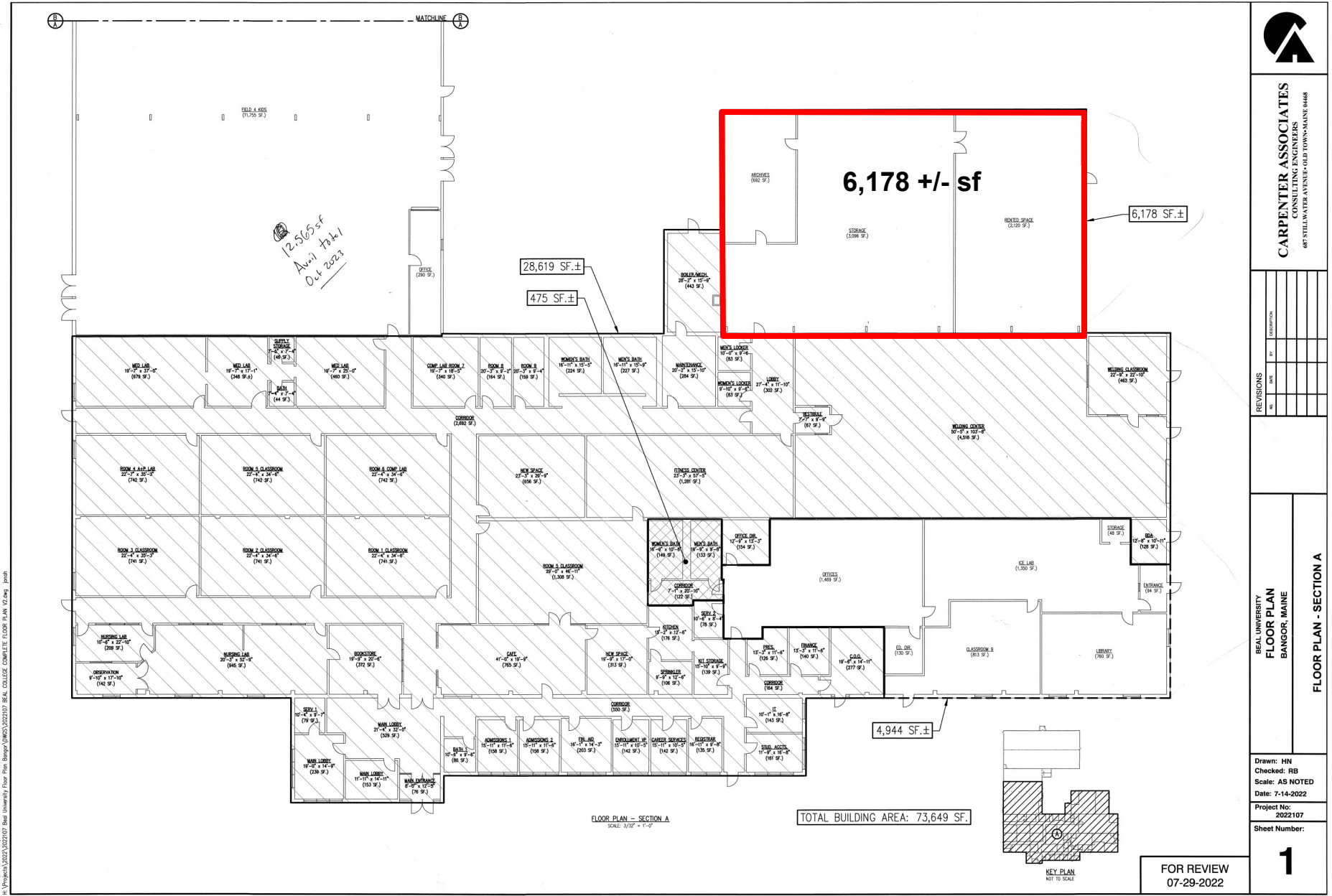
ELECTRICAL: 600 amp; 3-phase



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Space Available



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