

FOR LEASE

Industrial/Flex

2,500± SF | \$14.00/SF NNN



20 Pomerleau Street, Biddeford

Property Highlights

- *Turn-key Food Production Space*
- *Excellent Location off Route 111*
- *Former Seafood Processor Space*



Property Description

We are pleased to offer this 2,500± SF industrial/flex/food production space for lease at 20 Pomerleau Street in Biddeford. Part of a former seafood processor space, this state-of-the-art food production space was designed to be HACCP certified, has FRP walls, 3-phase power, critical control points with hand sinks, industrial dish-washing machine (available at additional cost), ECOLab wash stations with chemicals. The space also features 2 shared loading docks, outdoor storage space, ample on-site parking, and potential to add rail access. Excellent opportunity for a turn-key facility in a convenient Biddeford location.

Broker Contact

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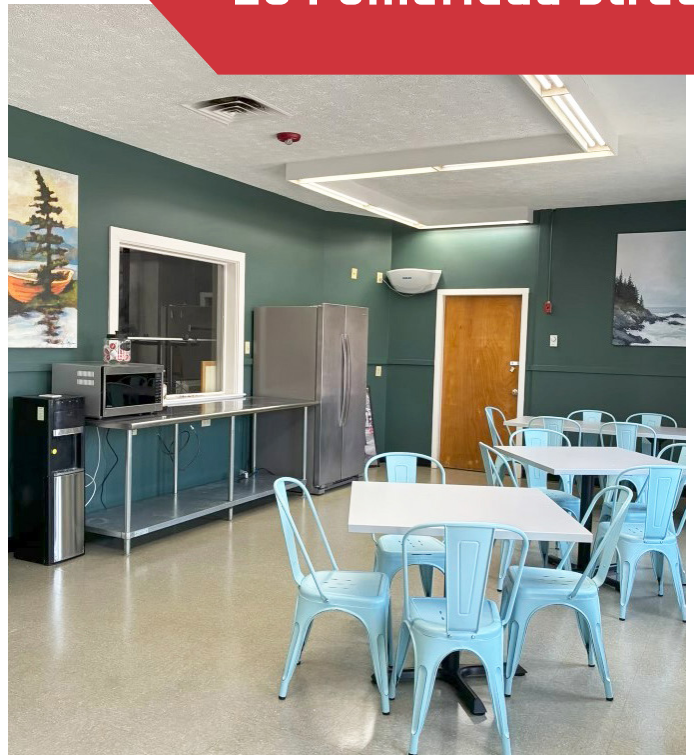


20 Pomerleau Street

Property Overview

Owner	Spur Park, LLC
Building Size	39,828± SF
Land Size	15.56± acres
Available Space	2,500 SF
Zoning	I3 - Commercial Industrial
Year Built	1979
Utilities	Municipal water and sewer
HVAC	Forced hot air
Sprinkler System	Yes, fully sprinklered
Loading Docks	Two (2) 10'x12' shared loading docks
Bathrooms	Six (6) total, three (3) on each level
Parking	Ample on-site
Miscellaneous	Outdoor storage space, potential for rail access

FOR LEASE : \$14.00/SF NNN - EST. NNN's : \$2.58/SF



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.