

# FOR SALE/LEASE

Manufacturing/Warehouse/Distribution

52,000± SF | \$9.25/SF NNN



## 20 Morin Street, Biddeford

### Property Highlights

- 4 Dock Doors & 5 OHDs
- 1200 amp, 3-phase power
- 5-Ton Crane
- 3 Minutes to I-95



### Property Description

We are pleased to offer this 52,000± SF industrial building for lease at 20 Morin Street in Biddeford, Maine. The property features 1200 amp, 3-phase power, 4 dock doors, 5 overhead doors, a 5-ton crane, and ample lay down area. The convenient Biddeford Industrial Park location offers easy access to I-95 and Route One.

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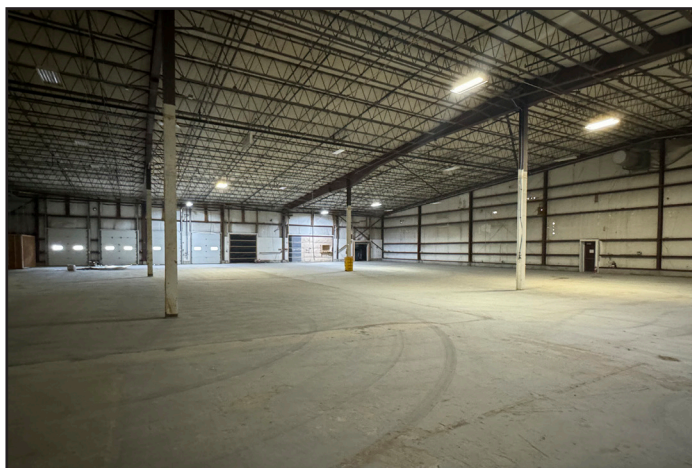


## Property Overview

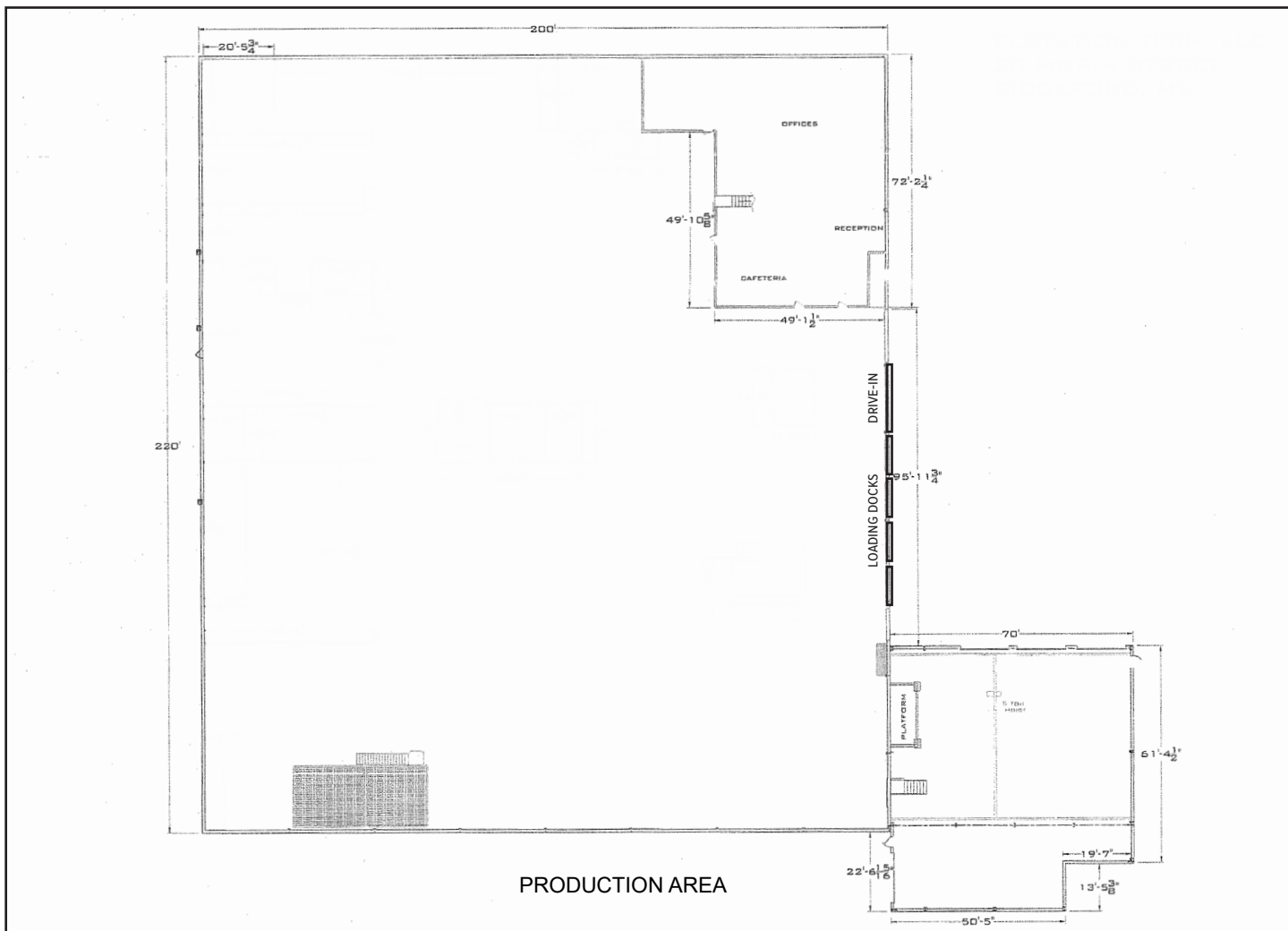
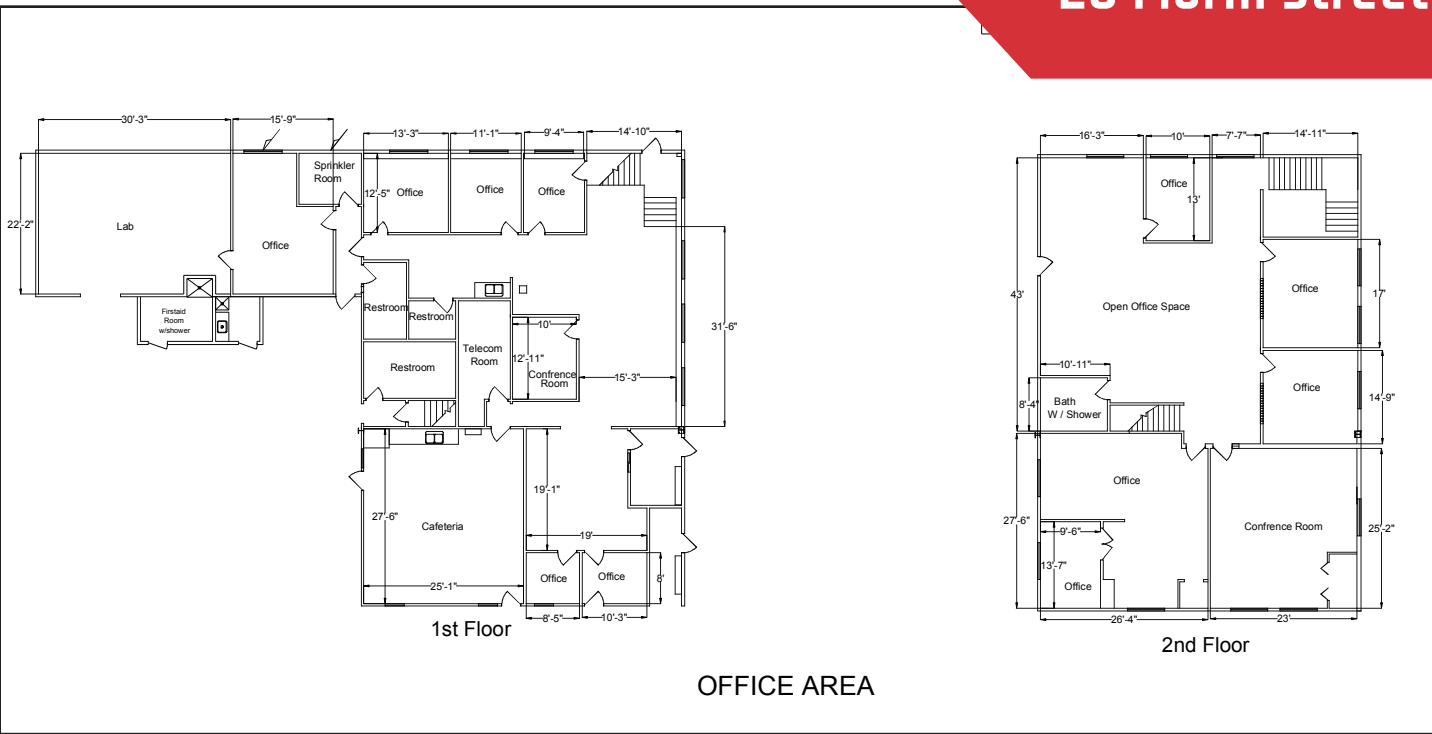
Owner	20 Morin Street, LLC
Building Size	52,000± SF
Lot Size	4.379± acres
Available Space	10,000 - 52,000± SF
Space Breakdown	Warehouse/Manufacturing 44,440± SF Office 7,560± SF Total 52,000± SF
Zoning	Industrial (I-1, see attached chart)
Assessor's Reference	Map 11, Lot 9-1
Year Built	1984
Construction	Pre-engineered metal
Roof	Sloped metal
Floors	Concrete slab
Siding	Metal
Flooring	Concrete slab
Clear Height	18' -25'±
Utilities	Municipal water/sewer, natural gas
Sprinkler System	Combination of wet and dry system
Loading Docks	Four (4) 10' x 10'
Drive-in OHDs	Five (5) - multiple sizes
Crane	5-ton crane
HVAC	Central air in office
Electrical	1200 amp, 277/480 volt, 3-phase
Lighting	Mix of fluorescent and LED fixtures throughout
Bathrooms	Men's and Women's restrooms in office
Parking	82 spaces on-site

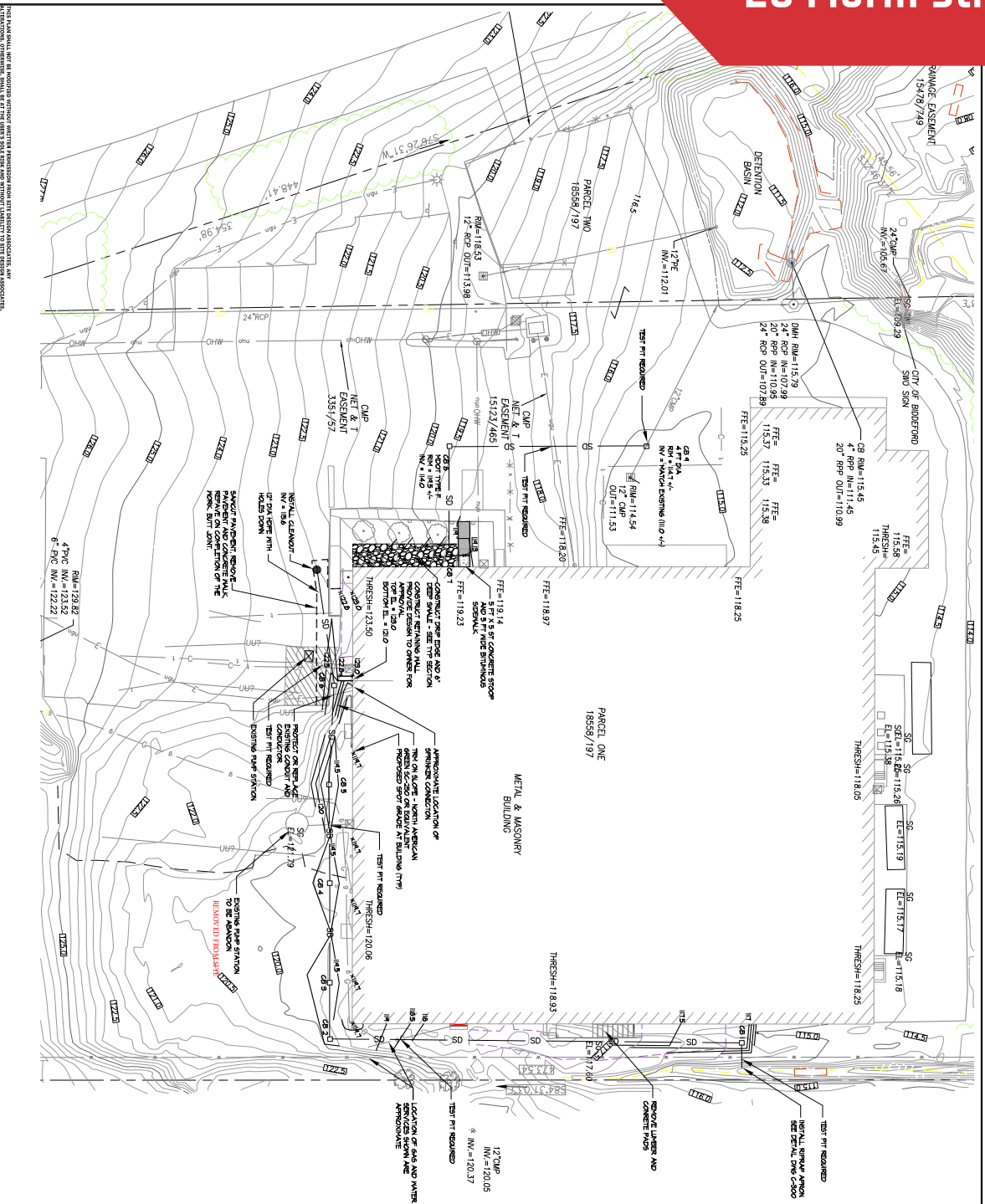
**FOR SALE : SEE BROKER FOR PRICING - FOR LEASE : \$9.25/SF NNN**











REV	DATE	BY	CHKD	APPD	STATUS
B	02/13/24	TMS	TMS	TMS	FOR PERIOD
A	02/09/24	TMS	TMS	TMS	FOR PERIOD
1					FOR PERIOD

REV	DATE	BY	CHKD	APPD	STATUS
					FOR PERIOD
					FOR PERIOD
					FOR PERIOD



**Site Design Associates**  
 Consulting Engineering & Land Planning  
 12 Village Way  
 Portland, Maine 04106

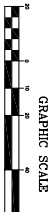
**CLIENT:**  
 FIBER MATERIALS INC.  
 5 MORIN STREET BORDERS, MAINE 04005

DESIGN DEPT.:  
 DRAWN DEPT.:  
 CHKD: TMS  
 DATE: FEBRUARY 2024  
 SCALE: 1" = 30 FT

PROJECT: **DRAINAGE IMPROVEMENTS**  
 20 MORIN STREET BORDERS, MAINE  
 SITE PLAN  
 23-211-00  
 C-101

- UTILITY NOTES:**
1. UNDERGROUND SANITARY AND DRAINAGE UTILITIES INFORMATION PROVIDED BY THE CITY OF BORDERS, MAINE. THE LOCATION OF UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  2. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES NOT IDENTIFIED BY THE CITY OF BORDERS SHALL BE IDENTIFIED BY THE CONTRACTOR. ALL UTILITIES NOT IDENTIFIED BY THE CONTRACTOR SHALL BE IDENTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
  3. ALL UTILITIES AND CONDUITS SHALL BE PROTECTED WITH 18" DRAINAGE BOARD CONSTRUCTION FOR PROTECTION.
  4. SANITARY AND DRAINAGE UTILITIES SHALL BE PROTECTED WITH 18" DRAINAGE BOARD CONSTRUCTION FOR PROTECTION.
  5. CONDUITS SHALL BE PROTECTED WITH 18" DRAINAGE BOARD CONSTRUCTION FOR PROTECTION.
  6. SANITARY AND DRAINAGE UTILITIES SHALL BE PROTECTED WITH 18" DRAINAGE BOARD CONSTRUCTION FOR PROTECTION.
  7. CONDUITS SHALL BE PROTECTED WITH 18" DRAINAGE BOARD CONSTRUCTION FOR PROTECTION.

- GRADING & DRAINAGE NOTES:**
1. REFER TO THE GRADING AND DRAINAGE PLAN FOR THE PROPOSED GRADING AND DRAINAGE INFORMATION.
  2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN.
  3. CONSTRUCTION SHALL MAINTAIN POSITIVE GRADES AND SLOPES FOR ALL STRUCTURES AND UTILITIES.
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  19. CONSTRUCTION SHALL MAINTAIN POSITIVE GRADES AND SLOPES FOR ALL STRUCTURES AND UTILITIES.
  20. CONSTRUCTION SHALL MAINTAIN POSITIVE GRADES AND SLOPES FOR ALL STRUCTURES AND UTILITIES.



## Zoning Overview

	Article VI Section*	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3	W-1	W-2	W-3	R-F	LR-F	M	IN <sup>20</sup>	OR	MSRD-1 <sup>21</sup>	MSRD-2	MSRD-3
<b>Residential uses:</b>																							
Accessory dwelling units* 27	78	P		P	P	P	P								P	P	P			P		P	
Accessory structure*	2	P3	P3	P3	P3	P3	P3	P	P	P	P	P	P	P	P	P				P	P	P	P
Boarding, rooming house*	10						C	C														C	C
Bed-and-breakfast*	9		C				C						C			C				C	P	C	P
Cluster development*	18	C	C	C	C	C	C									C17						C	
Congregate housing*	19					C	C									C				C	P	C	P
Duplex/2-family	24	C		P	P	P	P								P	C				P		P	
Home occupation*	38	C	C	C	C	C	C	C						C	C	C				C	C	C	C
Manufactured housing*																							
Mobile home park*																							
Multifamily dwelling*	47					P	P	P						P1	P					C	P	P	P
Planned unit development*	73					C	C													C	C	C	C
Single-family dwelling 11	2	P	P	P	P	P	P						P		P	P				P		P	
<b>Commercial uses:</b>																							
Adult business	3									C17													
Amusement center*	5							C	C												C		C
Art gallery			C					P							C	C				C	P	C	P
Art studio			C					P							C	C				C	P	P	P
Auto body shops										C		C											
Automobile graveyard, automobile recycling business, junkyard*	7									C								C					
Automobile repair, sales									P	P		C											C
Boat building, repair, marine services, sales, boat livery, marina, yacht club								P	P		C	P	P	P							C		
Building materials retail sales								P	P	P		P				C					C		P
Carwash*	14							C	C	C		A											C
Commercial gardening, commercial greenhouse*	17	C	C	C	C				P							P							
Commercial recreation*	18							C	C	C		C				C					P		P
Commercial school*	53							P	P	P		P										P	P
Drugstore/medical supply								P	P			P							P			P	P
Financial institution								P	P	C		P								C19		P	P
Firewood processing*	33																P	P					
Fisheries processing, storage*	34												P										
Funeral parlor								P	P	P		P											P
Gasoline service station*	36							P	P	P		C				C							
Hotel/motel*	40							P	P	P		P		P							P		P
Indoor theater								P	P	P		P									P		P
Kennel, veterinary hospital*	42								P	P		P				P							
Marijuana caregiver retail store	77									C	C	C											
Marijuana store, adult use	77																						
Marijuana cultivation facility	77									C	C												
Marijuana testing facility	77									C	C												
Marijuana products manufacturing facility	77									C	C												
Neighborhood convenience store/service		C4	C4	C4	C4	P	P	P	P			P				P					P	C	
Off-street loading and parking lot and facilities, commercial parking garage	49					C	P	P	P9	P		A	P	P	P	C					P	C	P
Offices, business and professional*	52							P	P	P	P	P		P	P				P10		C	P	C
Planned unit developments*	73							C	C												C		C
Publishing, printing								P	P	P	P	P								C	P		P
Restaurant*	56							P	P	P		P	P	P	P	C				C		P	P
Retail store								P	P	P		P	P	P	P	C				C		P	P
Sawmill*	33															C	C						
Services								P	P	P		P	P	P	P	C			C		C	P	P
Shopping center								C	C	C		C									C		P
Telecommunications facilities	71											C				C	C						
Wholesale business									P	P	P												P

# Zoning Overview - Cont

	Article VI Section*	SR-1	CR	R-1-A	R-1-B	R-2	R-3	B-1	B-2	I-1	I-2	I-3	W-1	W-2	W-3	R-F	LR-F	M	IN <sup>3</sup>	OR	MSRD-1 <sup>5</sup>	MSRD-2	MSRD-3	
Air transportation related use											C													
Air transportation dependent use*										C	C													
Airport	4									C	C													
Bulk oil terminal*	41									C														
Contractor's storage yard										C	C					C	C							
Demolition disposal*	23																C							
Experimental research and testing laboratory	29								C	C	C	C						C	C19					C
Light manufacturing*	41								C	P	P	P												P
Light trucking dependent industry*	41								C	P	P	C												P
Manufacturing*	41									C	C	C												P
Planned unit developments*	73									C	C	C												C
Resource recovery facility																								
Recycling facilities	76									C	C													
Redemption centers									C	P							P							C
Storage of bulk gaseous fuels*	41									P	P	P												
Transportation facilities										P		C14	P		P									P
Trucking, distribution terminal*									C	P	P	C												
Warehousing and storage*	60								P	P	P	A												C
Self-storage facilities*	60							C16	C25, 26	P		C										C	C	C
<b>Educational, institutional public uses:</b>																								
Addiction treatment facility	22																		C					
Church, synagogue*		C	C	C	C	C	C		C							C		C				C	C	C
Civic, convention centers									C	C		C										C	C	C
Community centers, clubs							C	C	C	C		C										C	C	C
Day-care center, adult	22	C	C	C	C	C	C	C	C	P	P	P				C		C				C	C	C
Day-care home, adult	22	C	C	C	C	C	C	C	C	C				C	C	C	C	C				C	C	C
Day-care home, children's	22	C	C	C	C	C	C	C	C	C						C	C	C				C	C	C
Day-care center, children's	22	C	C	C	C	C	C	C	C	C	C	C				C	C	C				C	C	C
Essential services	27	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Fire, police station						C	C	P	P			P								C19		P	C	
Group homes, hospice	19	C	C	C	C	P	P	P	P							C						C	C	P
Hospital*	39																		P					P
Municipal use	47.1	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C	C	P		C	P	C	P	
Museum, library			C						P	P		C							C19			P	C	P
Nursing home*	39	C				P	P									C		C				C	C	C
Public and private schools*	53			C	C	P	P		C							P		C				C	C	C
Public facility		C	C	C	C	C	C	P	P	C	C	P	C	C		C	C	C	C	C		P	C	P
Rehabilitation facility																			P					C
University/college*		C	C									C				C		C	P			C		P
University uses*		C										C				C		C	P			C		P
Water supply system	27	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
<b>Outdoor, resource-based uses:</b>																								
Agriculture*	5, 31																		P					
Agricultural products processing and storage*	3, 31									P									P					
Animal breeding or care	42																		P					
Campground*	13																		C					
Cemetery	14.1	C	C	C	C	C	C									P	C		C19					
Extractive industry*	30								P2	P2						P2	P2							
Farm stands* 13	31																		P					
Timber harvesting	64		C															P	P		C19			
Golf course excluding miniature golf		P	P	P	P													P						
Parks and recreation*		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P19		P	P	P	P

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.