

FOR LEASE



499 HAMMOND ST - BANGOR, MAINE

PROPERTY DESCRIPTION

This 29,393+/-sf masonry multi-use building includes service, garage and storage space. Location provides easy access to downtown, the airport, and I-95.

EXISTING TENANTS

Angelo's Pizzeria, Maine-lac Nutrition, State Farm Insurance, and Novus Glass

SPACE AVAILABLE

Unit 3: 1,496 +/- sf (retail)
Unit 8: 5,820 +/- sf (service, garage, storage)

ZONING

Neighborhood Service District

PARKING

Ample paved parking onsite

HEAT

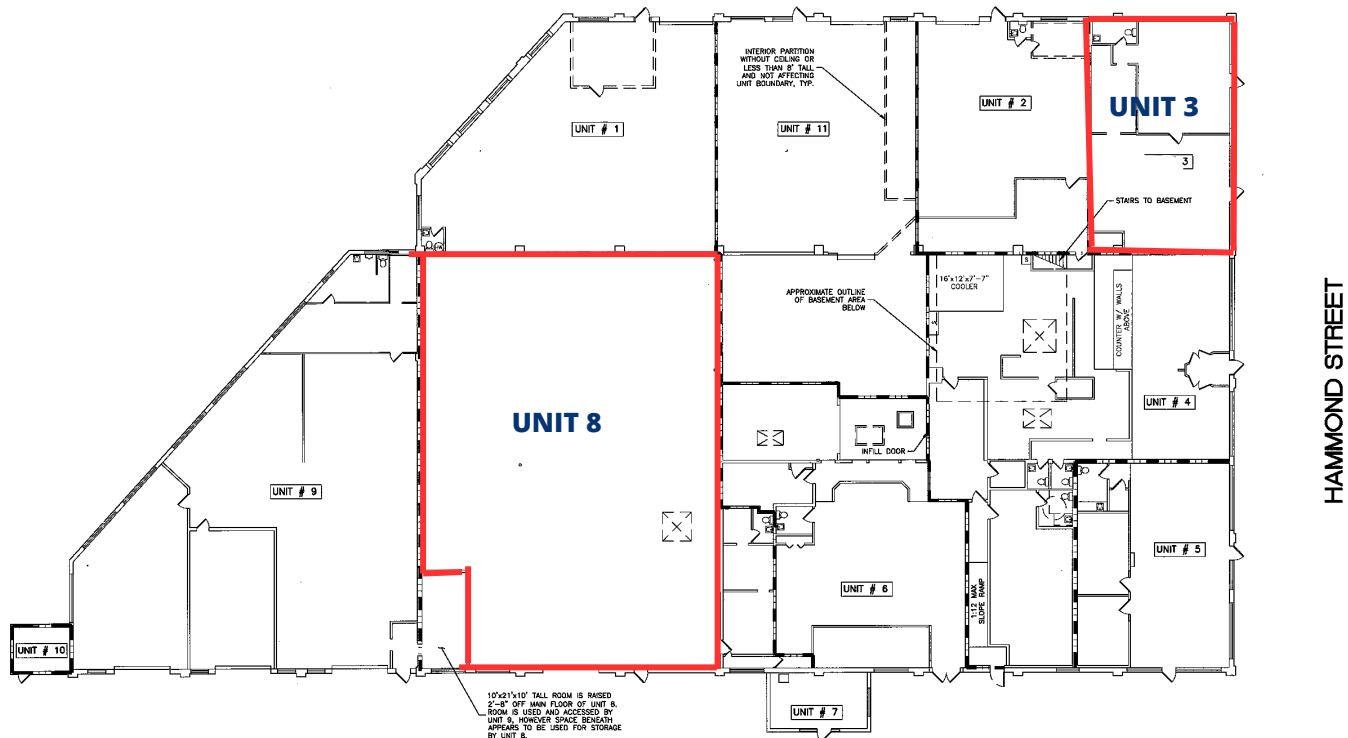
Natural Gas

LIGHTING

LED

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

FLOOR PLANS



UNIT 3: 1,496 +/- SF

UNIT 8: 5,820 +/- SF

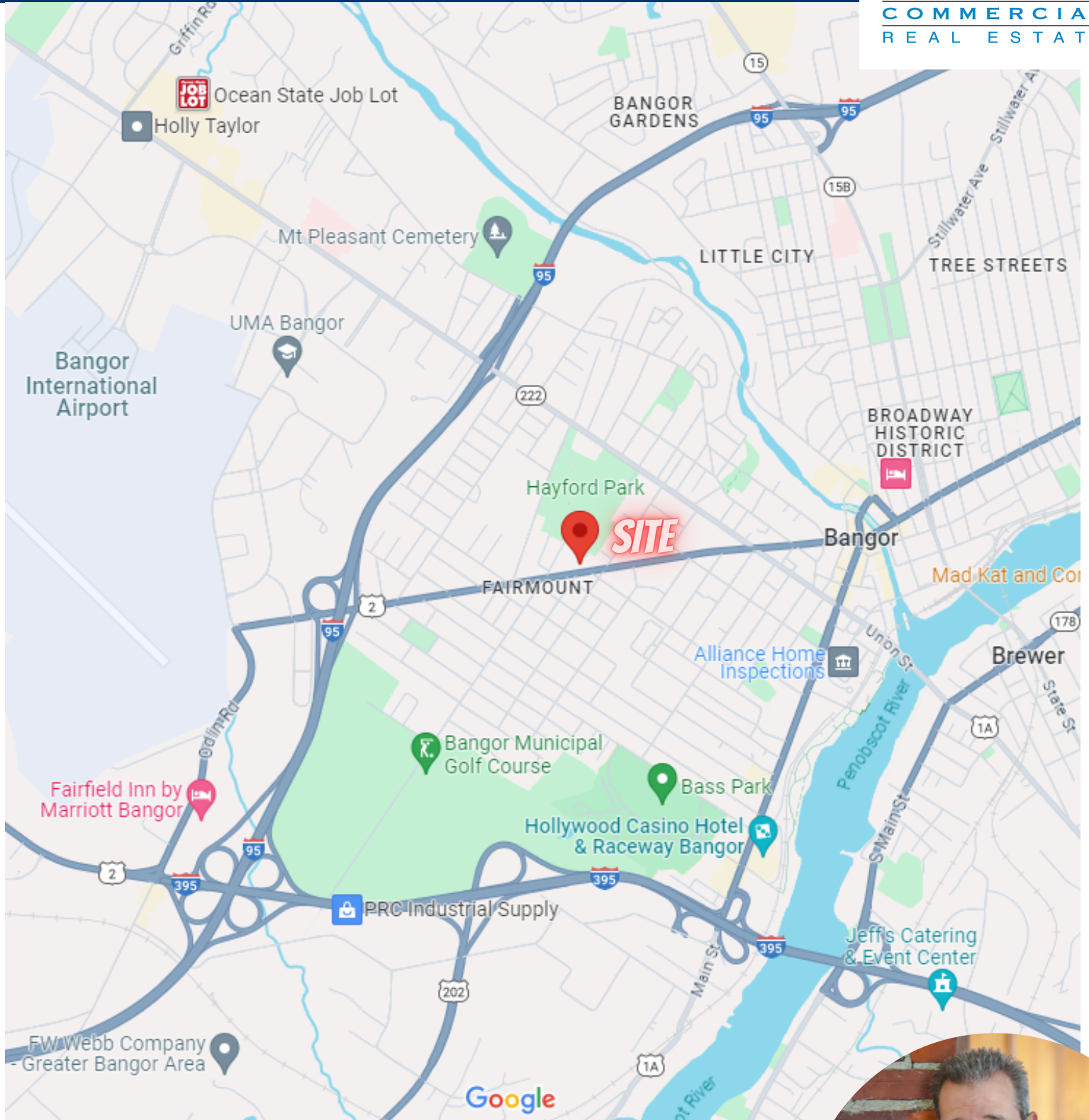
PRICE: \$9.00/SF NNN

PRICE: \$6.00/SF NNN

DESCRIPTION: Retail space with ADA restroom and small storage area.

DESCRIPTION: One on-grade 15' x 11' overhead door with adjacent service door. Open garage layout with concrete slab and drainage. One ADA restroom and 11' ceiling height.

LOCATION MAP



FOR FURTHER INFO, CONTACT: DAVID HUGHES

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