

# FOR LEASE | INDUSTRIAL SPACE

12 Grays Lane | Biddeford, ME



## 3,500± SF INDUSTRIAL SPACE

- Layout consists of warehouse space with mezzanine and small office
- Located right off of the Maine Turnpike and Biddeford Connector
- One overhead door and one loading dock
- Ample on-site parking

**LEASE RATE: \$9.00/SF NNN**



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# PROPERTY SUMMARY

12 Grays Lane | Biddeford, ME



**OWNER:** Gatti Maine Property LLC

**DEED:** Book 19540, Page 598

**ASSESSOR:** Map 12, Lot 12

**LOT SIZE:** 2.87± AC

**BUILDING SIZE:** 7,560± SF

**AVAILABLE SPACE:** 3,500± SF

**YEAR BUILT:** 1988

**CONSTRUCTION:** Masonry

**ROOF:** Metal

**SIDING:** Metal

**CEILING HEIGHT:** 14'±

**HVAC:** Forced hot air; oil

**UTILITIES:** Municipal water & sewer

**RESTROOM:** One (1)

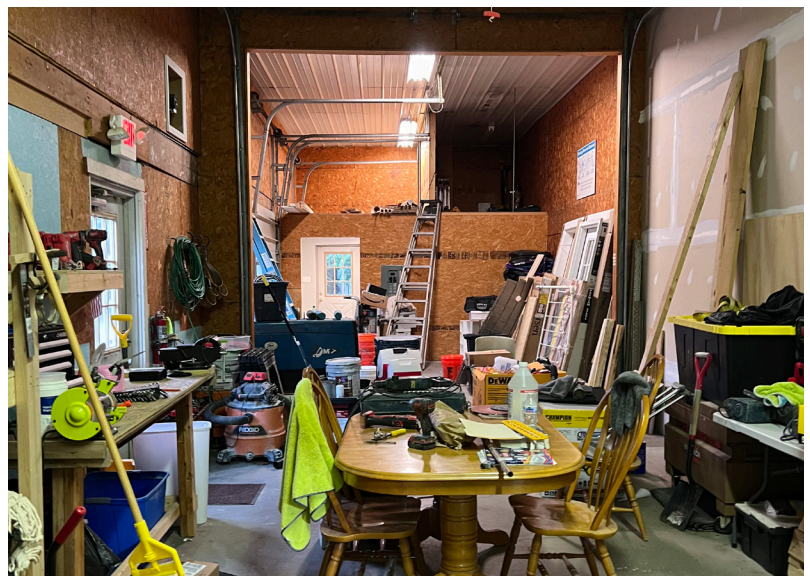
**LOADING:** One (1) overhead door and one (1) loading dock

**SIGNAGE:** Pylon at street

**PARKING:** Ample on-site

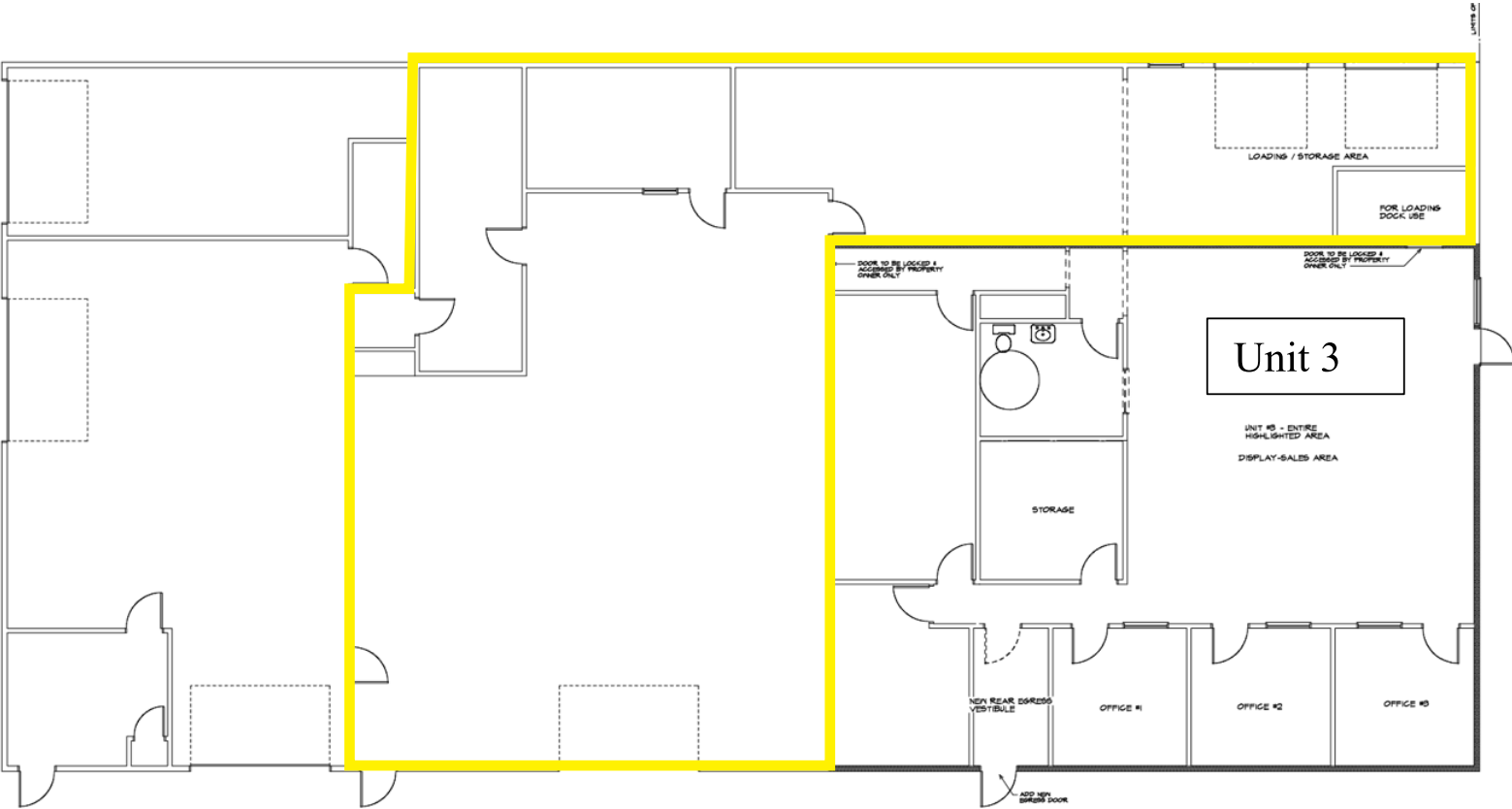
**ZONING:** I1 - General Industrial  
B2 - Highway Business

**LEASE RATE:** \$9.00/SF NNN



# FLOOR PLAN

12 Grays Lane | Biddeford, ME

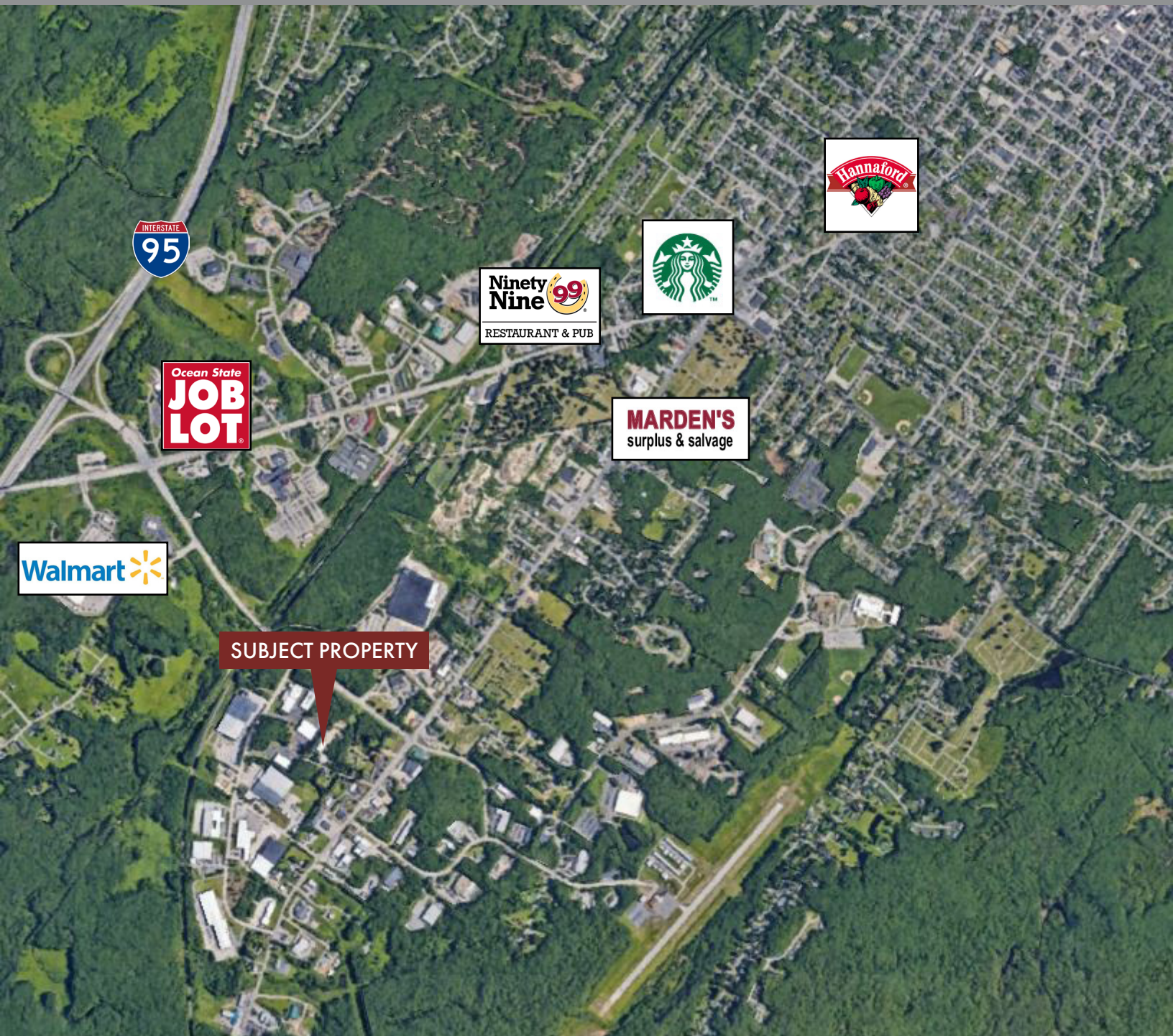


PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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SUBJECT PROPERTY

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