

FOR LEASE



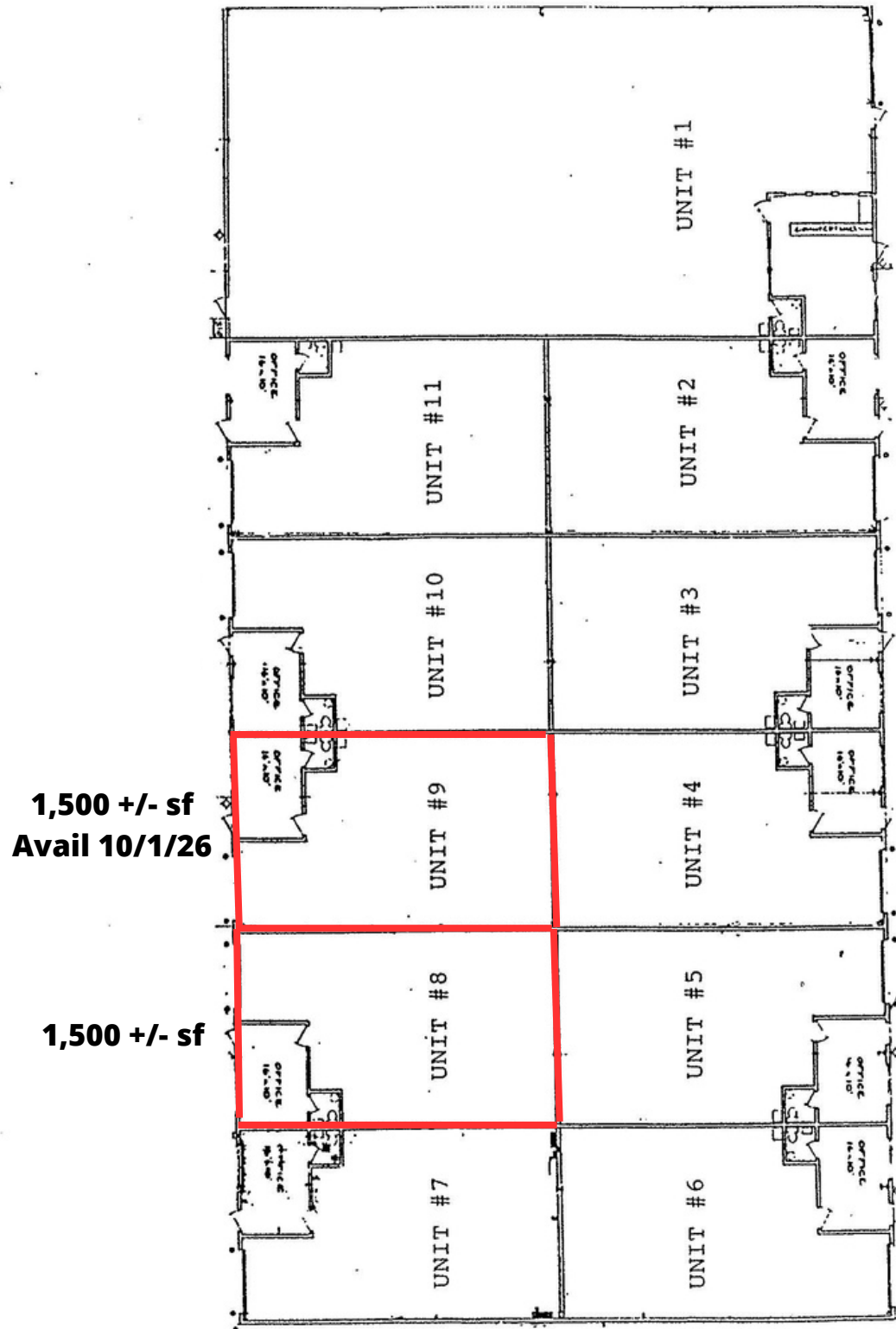
1185 HAMMOND ST - BANGOR, MAINE

DESCRIPTION Flexible units each equipped with office/showroom space as well as a drive-in overhead door. Real estate taxes, building insurance, water, sewer, sprinkler maintenance, landscaping, snow removal, and rubbish removal are all provided and paid for by Landlord.

LOCATION	Located on Outer Hammond Street, this property offers excellent visibility and access. Within one mile of I-95/395.
SPACE AVAILABLE	Unit #8: 1,500 +/- sf Unit #9: 1,500 +/- sf (Available 10/1/26)
SIGNAGE	Building and pylon signage available at tenant's expense, subject to landlord's sign criteria and prior written approval
DOORS	10' x 12' overhead door
DRAINS	In bay floors
RESTROOMS	One
CEILING HEIGHT	14' clearance inside warehouse
SPRINKLERS	Yes
ZONING	Urban Industry District (UID)
LEASE PRICE	\$1,500/month plus oil heat and electricity

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.

SPACE AVAILABLE



FOR FURTHER INFO, CONTACT: MOLLY BRIGGS



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