

FOR LEASE

11,600± SF CLEAR SPAN INDUSTRIAL SPACE
19 POMERLEAU STREET, BIDDEFORD, ME 04005



PROPERTY HIGHLIGHTS

- Pre-engineered steel frame construction in excellent condition featuring 18'-22' ceiling heights, two 14' x 16' drive-in overhead doors, and 3-phase power
- New LED lighting throughout, ample paved parking, and climate-controlled warehouse space supporting year-round operations and storage
- Strong labor pool in the Biddeford-Saco market with a growing mix of manufacturing, tech, and service employers
- Convenient access to Route 111/Alfred Street and the Maine Turnpike (I-95), providing efficient connectivity to Greater Portland, Southern Maine, and New Hampshire



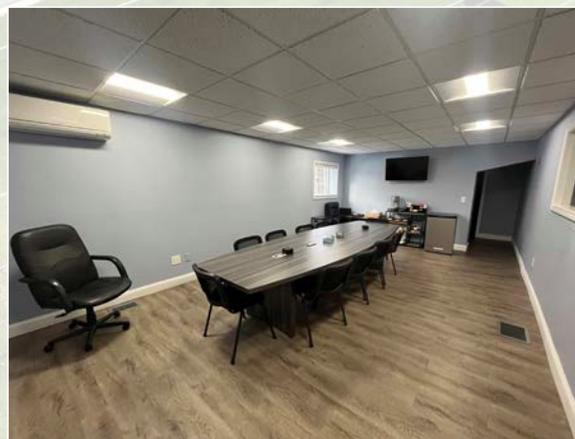
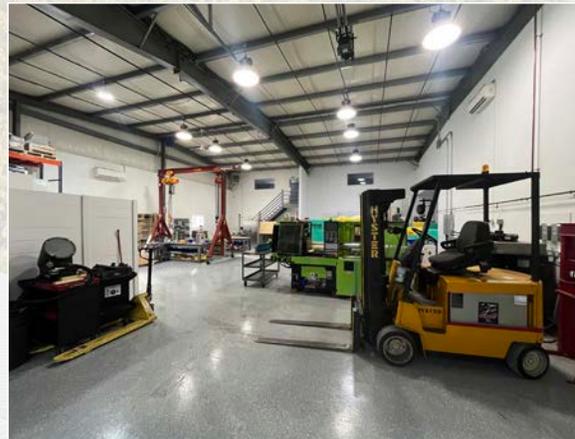
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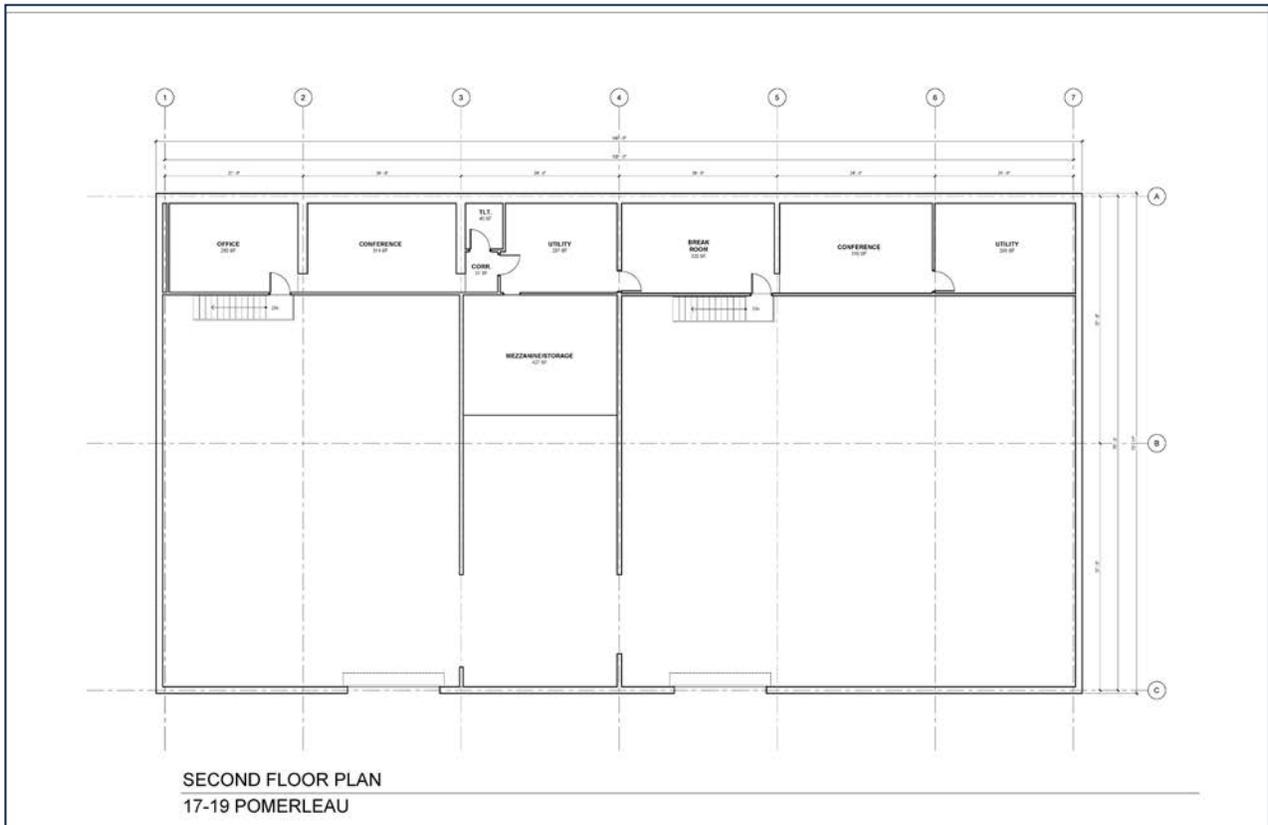
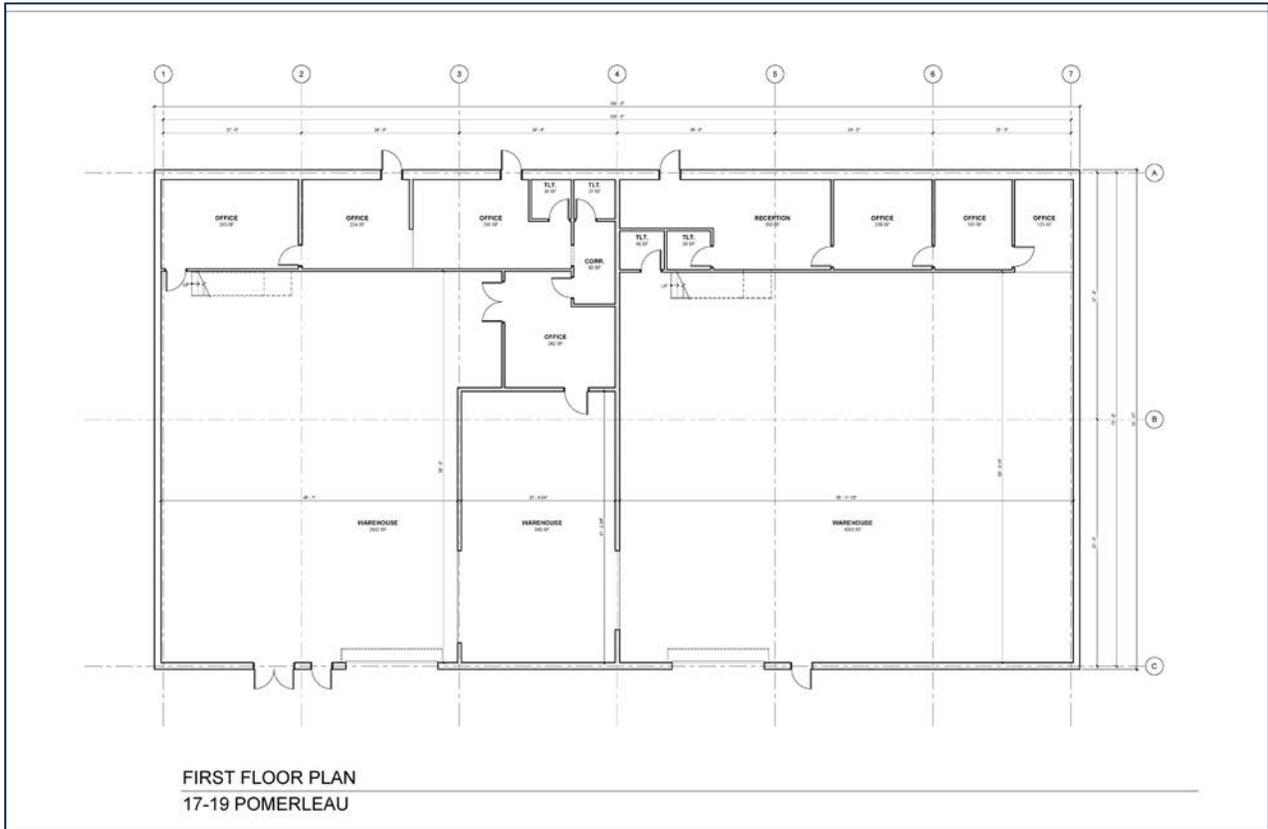


PROPERTY HIGHLIGHTS

OWNER	M.E.C. Realty
ASSESSOR'S REF	Map 17, Block 17, Lot 1
BOOK & PAGE	8137 / 0238
ZONING	I3 - Industrial
LOT SIZE	3.11± AC (240' lot frontage)
BUILDING SIZE	12,450± SF
YEAR BUILT	1999
AVAILABLE SPACE	11,600± SF (Unit #2 - First Floor)
NO. OF STORIES	Two (2)
CONSTRUCTION	Pre-engineered steel frame
CEILING HEIGHT	18' - 22' (clear height 22')
COLUMN SPACING	Clear span
DRIVE-IN DOORS	Two (2), 14' x 16' overhead doors
POWER	3-phase, 800 amps/208 volts
HEATING SYSTEM	Propane heat; Central A/C
ROOF TYPE	Metal
RESTROOMS	Three (3)
WATER/SEWER	Municipal
PARKING	Thirty (30) on-site parking spaces
LEASE RATE	\$8.50/SF NNN
NNN EXPENSES	\$1.39/SF (est.)
AVAILABILITY	Within thirty (30) days of lease execution



FLOOR PLANS



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