

**1670 BROADWAY ST**  
BANGOR, ME



**8,000 SF MIXED-USE**  
**INDUSTRIAL / RETAIL**



**FOR**  
**LEASE**

Contact Broker for  
Leasing Details

# PROPERTY FEATURES



- Prime Broadway location with strong visibility on one of Bangor's major commercial corridors
- 6,500± SF industrial / warehouse space suitable for contractors, auto-related users, distribution, storage, service businesses, or light manufacturing
- Separate 1,500± SF standalone building ideal for a retail showroom, customer service center, office, or complementary rental income
- Large parcel, offers site flexibility and room for circulation, parking, storage, or business operations, subject to lease terms and municipal approvals





# PROPERTY INFORMATION

<b>PROPERTY ADDRESS</b>	1670 Broadway St, Bangor, ME 04401
<b>PROPERTY TYPE</b>	Mixed-use industrial / warehouse with retail or office component
<b>PARCEL ID</b>	BANG-000031R-000000-000005
<b>SF</b>	8,000± sf total
<b>BUILDING 1</b>	6,500± SF industrial / warehouse with attached office space
<b>BUILDING 2</b>	1,500± SF standalone retail / office building
<b>STORIES</b>	1
<b>WALL HEIGHT</b>	16' ceilings in industrial / warehouse space
<b>AVAILABLE</b>	Immediately
<b>LEASE RATE</b>	Contact Broker
<b>BROKER</b>	Thomas Gadbois

## NEARBY BUSINESSES:

Broadway Self Storage  
Dysart's on Broadway  
Tractor Supply Co.  
Dunkin'  
Hannaford Food & Drug  
Moe's Original BBQ  
Starbucks  
Shakes & Bakes Take Out  
Bakers Service Center / former Broadway Citgo area  
Irving Oil  
Dollar General — approved / planned



# CONTACT

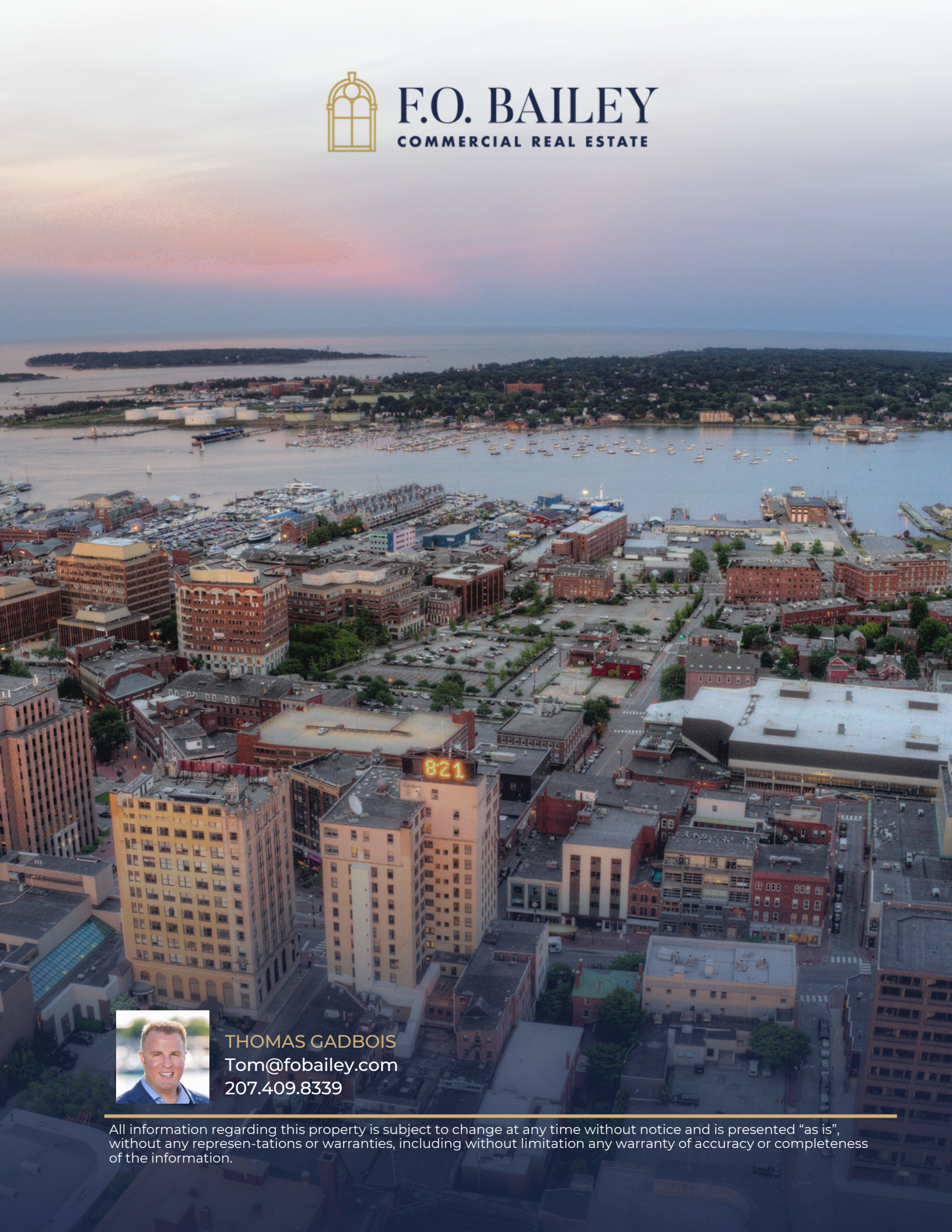


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# F.O. BAILEY

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